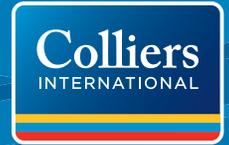
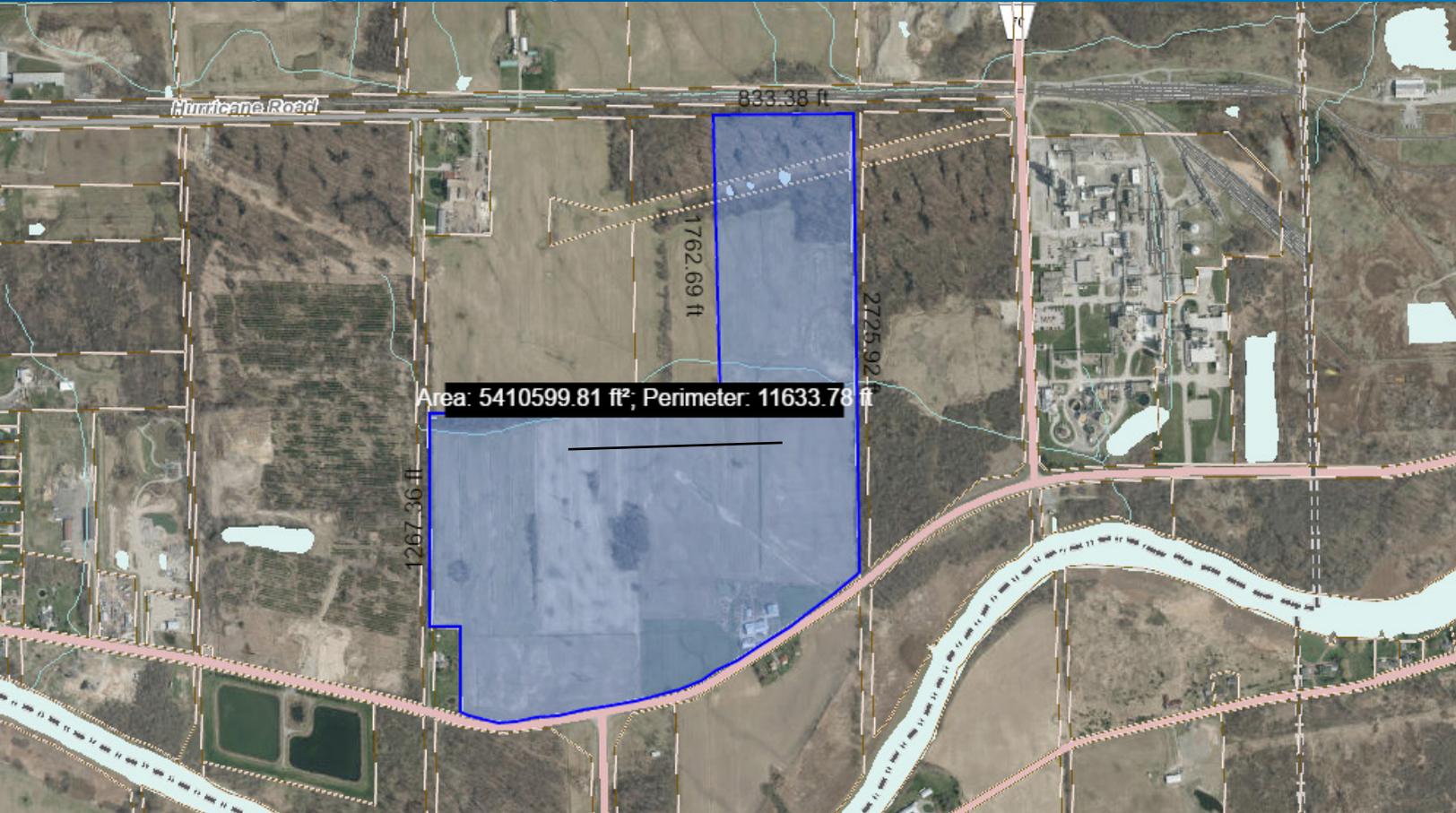


FOR SALE > HEAVY INDUSTRIAL LAND

# Commercial Industrial Land



1244 CHIPPAWA CREEK RD., THOROLD, ON



## Heavy Industrial Land > For Sale

South on Hurricane Rd., turn east to Chippawa Creek Rd.

### Features

- 3-phase power near property
- Gas on both sides of road
- Waterline at road
- Currently farmed with crops such as soya
- Legal non-conforming H1-8
- Pond on property

### Taxes

To be confirmed

## Asking Price

\$1,395,000.00

### Size

±115.75 Acres with ±6.02 acres zoned EC-1 zoned land

### Zoning

HI/HI-8/EC-1

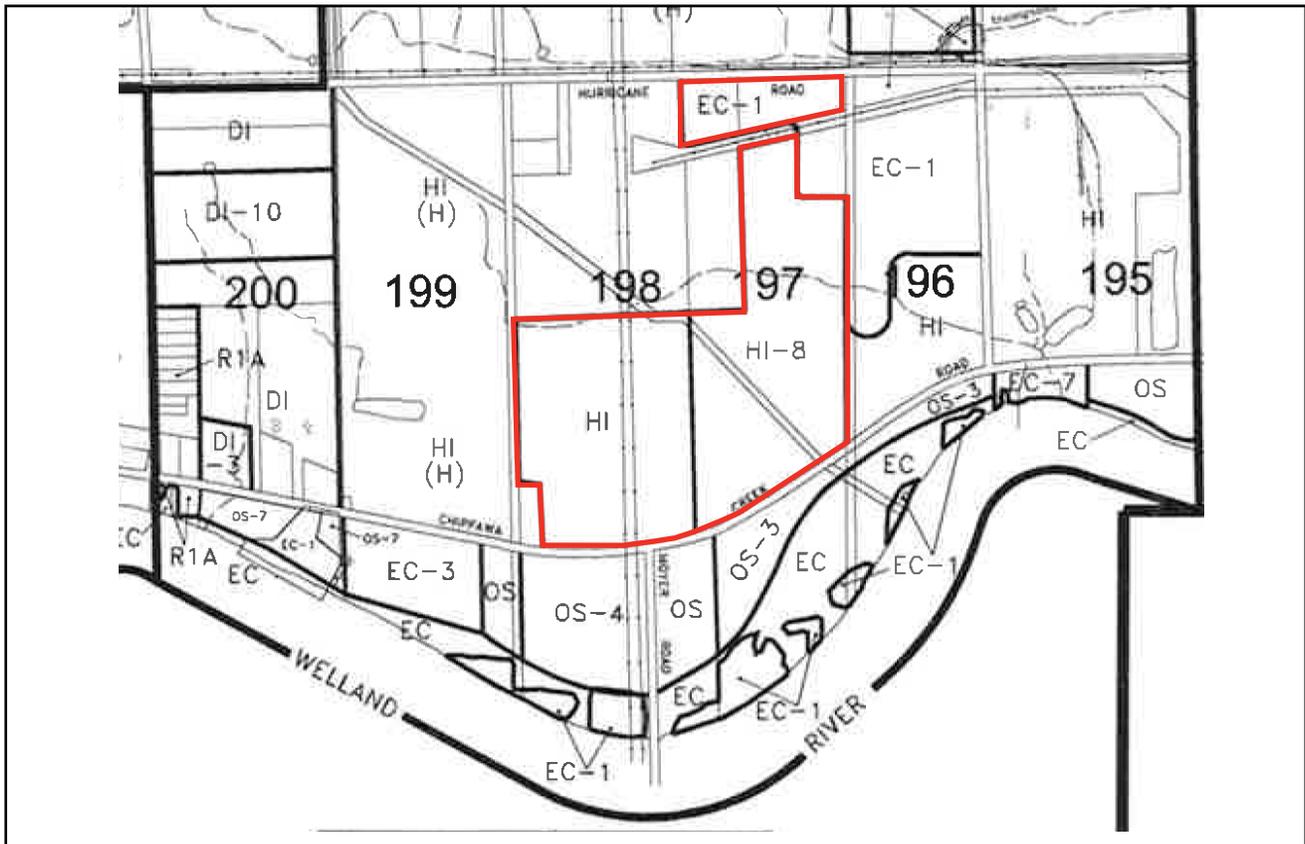
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# Commercial Industrial Land

1244 CHIPPAWA CREEK RD., THOROLD, ON

## ZONING MAP



## ZONING - PERMITTED USES: HI-8 & EC-1

### **HI-8** Part of Twp. Lots 197 and 198, Plan 59R-8603, Parts 7 to 34

Notwithstanding the provisions of the Heavy Industrial HI Zone, in addition to the permitted uses of the HI Zone, the lands indicated as HI-8 on Schedule A3 may be used for agriculture, and buildings and structures accessory thereto.

\*\* Holding Provision removed by By-Law No. 21-2014, February 18, 2014.

### **EC-1** Wetlands/Woodlots

Notwithstanding the provisions of the Environmental Conservation EC Zone, the lands indicated as EC-1 on Schedules A1, A2, A3, A4, A5, A8, A9, A10 and A12 may only be used for conservation purposes.

# Commercial Industrial Land

1244 CHIPPAWA CREEK RD., THOROLD, ON

## ZONING - PERMITTED USES: HI - HEAVY INDUSTRIAL

**City of Thorold** **Comprehensive Zoning By-law 2140(97)**

**SECTION 26: HEAVY INDUSTRIAL HI ZONE**

26.1 Permitted Uses

The following uses are permitted in the Heavy Industrial HI Zone:

- (1) all uses which are permitted in the Light Industrial LI Zone;
- (2) industrial use;
- (3) fuel storage depot and supply yard;
- (4) pulp and paper mill;
- (5) trail and staging areas of the Welland Canals Parkway;
- (6) outside storage accessory to the foregoing permitted uses;
- (7) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 26.3.

26.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Heavy Industrial Zone except in accordance with Section 6 General Provisions and with the following provisions:

- (a) Minimum Lot Area (hectares) 0.4
- (b) Minimum Lot Frontage (metres) 45
- (c) Front Yard Setback (metres) 7.5
- (d) Rear Yard Setback - 6 metres except that the rear setback:
  - (i) may be reduced to nil abutting a hydro right-of-way or rail siding serving the site; and
  - (ii) abutting a Residential Zone shall be 10 metres;
- (e) Interior Side Yard Setback - 3.5 metres except that the interior side setback:
  - (i) may be reduced to nil abutting a hydro right-of-way or rail siding serving the site; and
  - (ii) abutting a Residential Zone shall be 10 metres;
- (f) Exterior Side Yard Setback (metres) 6
- (g) Maximum Lot Coverage - 50 percent, if no municipal services - 15 percent;

# Commercial Industrial Land

1244 CHIPPAWA CREEK RD., THOROLD, ON

## ZONING - PERMITTED USES (cont.)

**City of Thorold** **Comprehensive Zoning By-law 2140(97)**

- (h) Maximum Building Height - not restricted;
- (i) Minimum Floor Area (square metres) 380
- (j) Environmental requirements: Every lot and use shall be in compliance with the applicable provisions of the Public Health Act and the Environmental Protection Act and the regulations made thereunder, and with all requirements of the Regional Niagara Public Health Department.

**26.3 Provisions for Accessory Buildings and Structures in a HI Zone**

Accessory buildings and structures in a HI Zone are permitted in accordance with the following provisions:

- (a) No accessory building or structure shall be used for human habitation;
- (b) An accessory building or structure is not permitted within any front yard or required exterior side yard;
- (c) The minimum distance from an accessory building or structure to a rear or an interior side lot line shall be 3.5 metres; however where such rear or interior side lot line abuts a Residential Zone, any accessory building or structure shall be a minimum of 7.5 metres from said lot line;
- (d) No accessory building or structure shall be established until or unless the main building or use to which it is accessory is established;
- (e) Not be located within, or partially within, any utility easement, corridor or storm drainage swale;
- (f) Maximum height is unrestricted except within 10 metres of a Residential Zone the height shall be 6 metres.

**26.4 Provisions for Open Storage in a HI Zone**

In an HI Zone, open storage is permitted subject to the following:

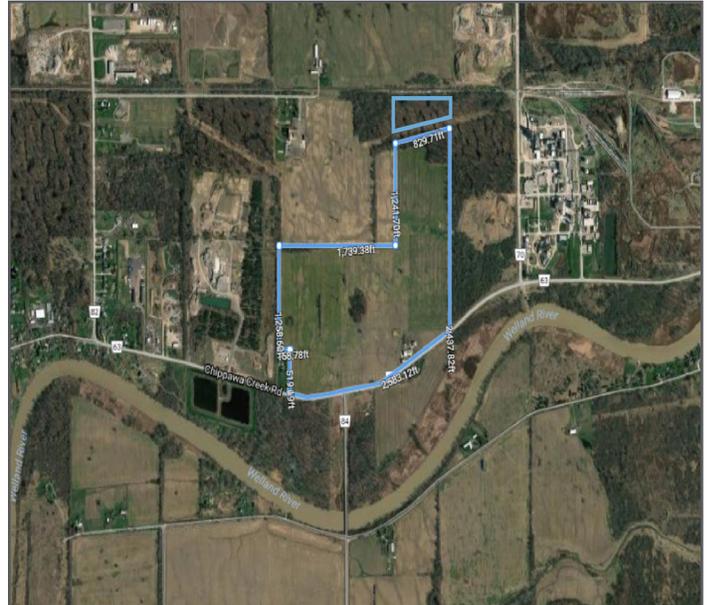
- (a) Open storage shall be directly related to the permitted use on a lot;
- (b) Open storage shall be permitted in the rear yard and interior side yard and in the case of a corner lot, not within the required exterior side setback;
- (c) Open storage shall not be permitted within 6 metres of a Residential Zone;
- (d) Open storage shall be screened from view:
  - (i) at a plane level which is a minimum of 1.5 metres from grade level of an adjacent street; or
  - (ii) when abutting a residential zone or a permitted residential use at a plane level which is a minimum of 1.5 metres from the finish grade level at the property line;

FOR SALE > HEAVY INDUSTRIAL LAND



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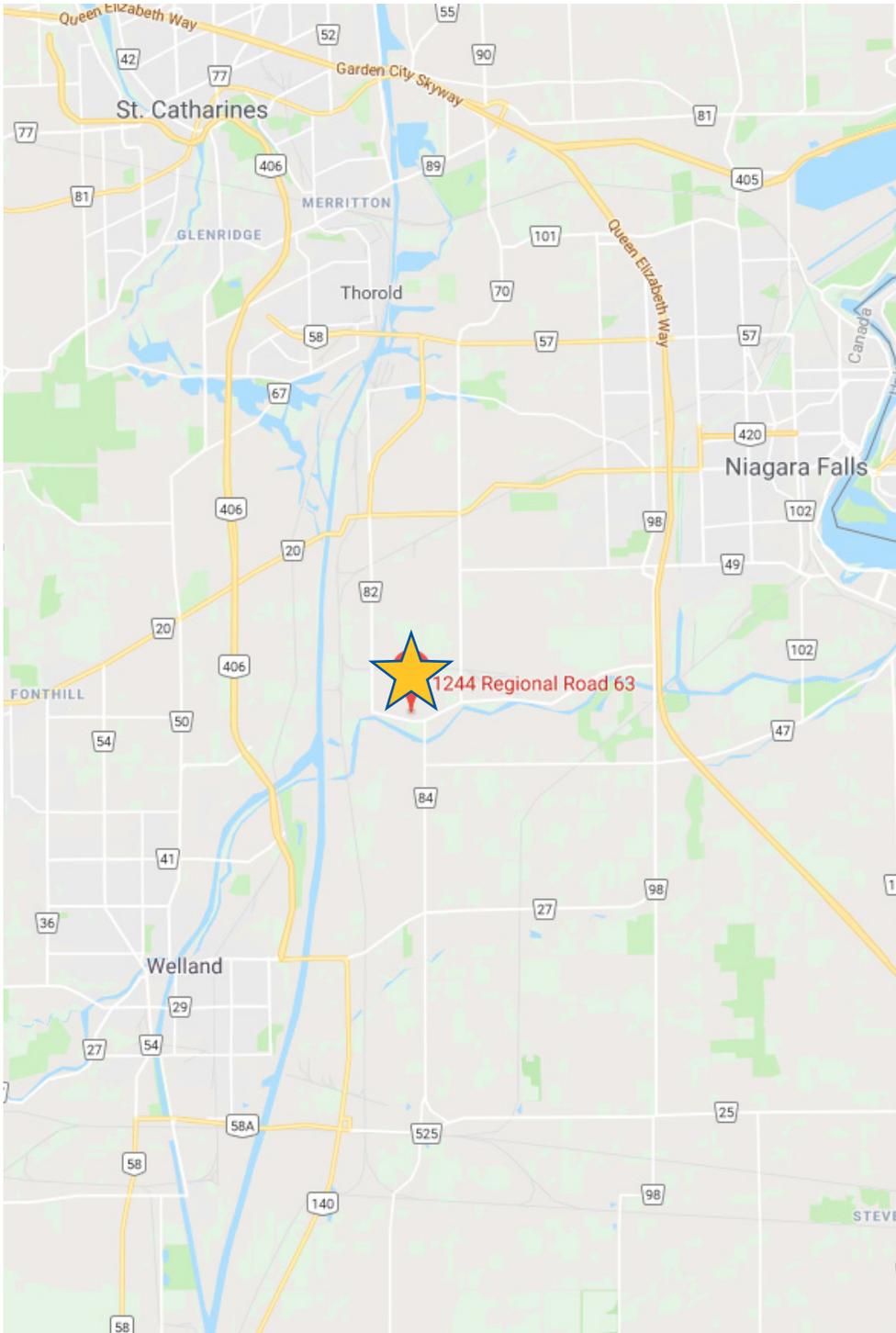
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\* Sales Representative \*\* Broker \*\*\* Broker of Record

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