

# Vogue Realty Inc.

Real Estate Brokerage  
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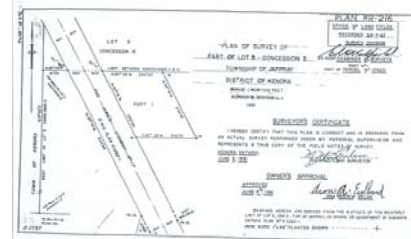
1802 Highway 17, East

Offered @ \$99,500.

1584 10-03-18

MLS #

<b>LOT</b>	<b>DESCRIPTION:</b>	Approx 1.15 acres within city limits. Offering 250 ft ftge by 200 ft deep.
	<b>Survey:</b>	Lot plan dated June 6, 1961.
	<b>Zoning:</b>	HC- Highway Commercial.
	<b>Drive:</b>	Oval gravel drive in place
	<b>Garage:</b>	N/a
	<b>Taxes 2009:</b>	\$2,692.00
	<b>Ftge Chge:</b>	None
<b>IMPROVEMENTS:</b>		None
<b>SERVICES:</b>	<b>Sewer:</b>	None,
	<b>Water:</b>	Drilled well, no information available. Water sample June 22, 2009 tested 0-0. Copy of W-03479 on file.
	<b>Phone/Cable:</b>	Available
	<b>Hydro:</b>	Available; yard light and lighted sign on property.
	<b>Nat Gas:</b>	N/a.
<b>MORTGAGE:</b>		Treat as clear.
<b>EXTRAS:</b>		Driveway; Hydro; Yard light; Lighted sign; Good Highway frontage; Well.
<b>COMMENTS:</b>		Interesting Highway Commercial property Within city limits; Important services in place; Ready for a new venture.
<b>SHOWINGS:</b>		Anytime.
<b>POSSESSION:</b>		Negotiable.



**Note:** All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice.

**All measurements approximate.**

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**Section - HC**  
**Page No. Highway Commercial Zone**

**General Purpose:** This Zone allows for the development along major roads, for lots with municipal sewer and water.

**Permitted Uses**

The following are Permitted Uses in the HC Zone:

- |  |  |   |  |
|--|--|---|--|
| (1) Accessory dwelling unit (1)                  | (9) Convenience retail store               | (17) Health service                               | (25) Personal service shop                           |
| (2) Amusement establishment                      | (10) Dry cleaning/laundry facility         | (18) Hotel/motel                                  | (26) Professional, financial, office support service |
| (3) Animal shelter and veterinary service        | (11) Eating and drinking establishment (4) | (19) Household repair service                     | (27) Private club                                    |
| (4) Automobile service station                   | (12) Equipment rentals and/or sales        | (20) Indoor participant recreation service        | (28) Truck/mobile home sales/rentals                 |
| (5) Automotive/marine/equipment repair           | (13) Funeral service establishment         | (21) Minor impact utility service                 | (30) Vehicle rentals                                 |
| (6) Automotive/marine/recreational vehicle sales | (14) Gas bar                               | (22) Non-accessory parking                        | (31) Warehouse sales                                 |
| (7) Car wash                                     | (15) General retail outlet                 | (23) Outdoor amusement establishment              | (32) Water bottling facility                         |
| (8) Commercial storage facility                  | (16) Greenhouse/plant/tree nursery         | (24) Outdoor participant recreation establishment |  |

**Regulations:**  
The following Table outline those regulations which apply to Permitted Uses on surveyed roadways in the HC Zone:

Permitted Uses	Minimum Site Width (2)	Minimum Lot Area	Minimum Front Yard	Minimum Side Yard (3)	Minimum Rear Yard (3)	Minimum Floor Area Ratio	Maximum Site Coverage	Maximum Building Height
Permitted uses serviced by sewer and water	18 metres 59.06 feet	600 sq metres 6,458.56 sq ft	6.00 metres 19.69 feet	3 metres 9.84 feet	4 metres 13.12 ft	1.00	50%	10 metres 32.8 feet
Permitted uses not serviced by sewer	25 metres 82.02 feet	.80 ha 1.98 ac	10 metres 32.81 feet	3 metres 9.84 feet	4 metres 13.12 feet	1.00	50%	10 metres 32.8 feet

- (1) The accessory dwelling unit must be occupied either by the business owner, caretaker, security guard or other similar person employed by the business establishment.  
 (2) For those lots that abut a non-surveyed roadway, the front property line shall be deemed to be 10 metres (32.81 ft) from the centre-line of the roadway. All the site regulations mentioned above shall then be based on this measurement.  
 (3) For those lots abutting a residential zone, the side yard shall be 6 metres and the rear yard shall be 7.5 metres.  
 (4) Shall not include a drive-through facility.

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