

FOR SALE
BROKER PROTECTED
ASKING PRICE - \$550,000.00

MUNICIPAL BUILDING

MUNICIPALITY OF LEAMINGTON

38 ERIE STREET NORTH

LEAMINGTON, ONTARIO N8H 2Z3

FOR MORE INFORMATION PLEASE CONTACT:

DOUGLAS MORRISH, DIRECTOR OF DEVELOPMENT SERVICES – 519-326-5761



- Possession Date:** May 1, 2011 or later
- Legal Desc:** Part Lots 1 & 2, Lots 3 & 4, Plan 175
- Zoning:** I – Institutional – Map 40 – Municipality of Leamington Zoning By-law No. 890-09
Municipality is in the process of changing the zoning to C1 - Commercial Uptown Zone
- Official Plan:** Uptown Commercial District – Schedule A-6D – as adopted February 5, 2008
- Lot Size:** 132' x Irreg. (Survey attached)
- Building Size:** Main Floor – Approx. 12,000 sq. ft. – Basement – Approx. 6,000 sq. ft.
- Site Servicing:** Municipal Water, Municipal Sanitary Sewer and Municipal Storm Sewer
Back-up Generator is included (details available upon request)
- Parking:** On-site- 28 Parking spaces
- Utilities:** Hydro – Approx. \$35,000.00/year
Gas – Approx. \$9,748.00/year
- Taxes:** \$30,000.00 (Based on Best Estimate using current Assessed Value of \$863,000)

3.6.1.2 Policies

The following policies shall apply to those lands designated "Commercial Districts" on Schedule "A" of this Plan:

- a) the "Uptown Commercial District" (identified on Schedule "A" of this Plan) is the original commercial area of the Municipality of Leamington. It is an area whose commercial form and function are evolving as the commercial trade area expands. Characteristic of urban core areas, the "Uptown Commercial District" is to be the heart of Leamington's commercial facilities;
- b) the extent of the "Uptown Commercial District" is consistent with the area that is currently used for commercial purposes. Commercial redevelopment within the "Uptown Commercial District" is encouraged as existing highway commercial uses relocate to more peripheral commercial districts. A full range of retail and service commercial uses, as well as recreational, cultural and entertainment uses are permitted in the "Uptown Commercial District" as more specifically detailed in the Zoning By-law;
- c) it shall be the policy of the Municipality to encourage by all possible means, the aesthetic and physical improvement of the "Uptown Commercial District". This will include the encouragement of:
 - i) pedestrian-oriented shopping facilities;
 - ii) working with the merchants in the implementation of a long term beautification scheme as outlined in the Uptown Commercial Study completed by the Municipality;
 - iii) the acquisition of land for the development of additional off-street parking;
 - iv) improving traffic circulation and on-street parking practices in the uptown area whenever necessary and appropriate;
 - v) access to the rear of business premises to permit off-street loading and servicing of shops and to relieve congestion on streets;
 - vi) establishing zoning standards with respect to setbacks and parking for general commercial uses wherever necessary and appropriate.
- d) existing residential uses within the "Uptown Commercial District" are permitted and may be recognized in the implementing Zoning By-law subject to the Existing Land Uses policy in Section 7.12 of this Plan;
- e) development or redevelopment proposals undertaken in the Uptown Commercial designation are encouraged to be of a mixed use (commercial/residential) type.

Freestanding medium density residential projects may be permitted in the outer perimeter of the "Uptown Commercial District" where reasonable setbacks and adequate parking can be provided. Mixed use proposals will be considered on the basis of the following criteria:

- i) residential development units in a mixed use development will be restricted to the second storey and above. Floor space at street level shall be restricted to retail, office and service commercial purposes;
- ii) a mixed use proposal should not generally exceed a maximum height of five stories. Consideration may be given to exceeding this limit only where other on-site amenities such as abundant landscaped open space are provided;
- iii) adequate off-street parking shall be provided to service both commercial and residential uses in a proposal. Council may consider other options including shared use of municipal parking lots, cash-in-lieu of parking or in exchange for the provision of other on-site amenities;
- iv) site plan control shall apply to such proposals;

SECTION 21 - INSTITUTIONAL ZONE (I) REGULATIONS

21.1 General Use Regulations

No person shall within the I Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

21.1.1 Permitted Uses

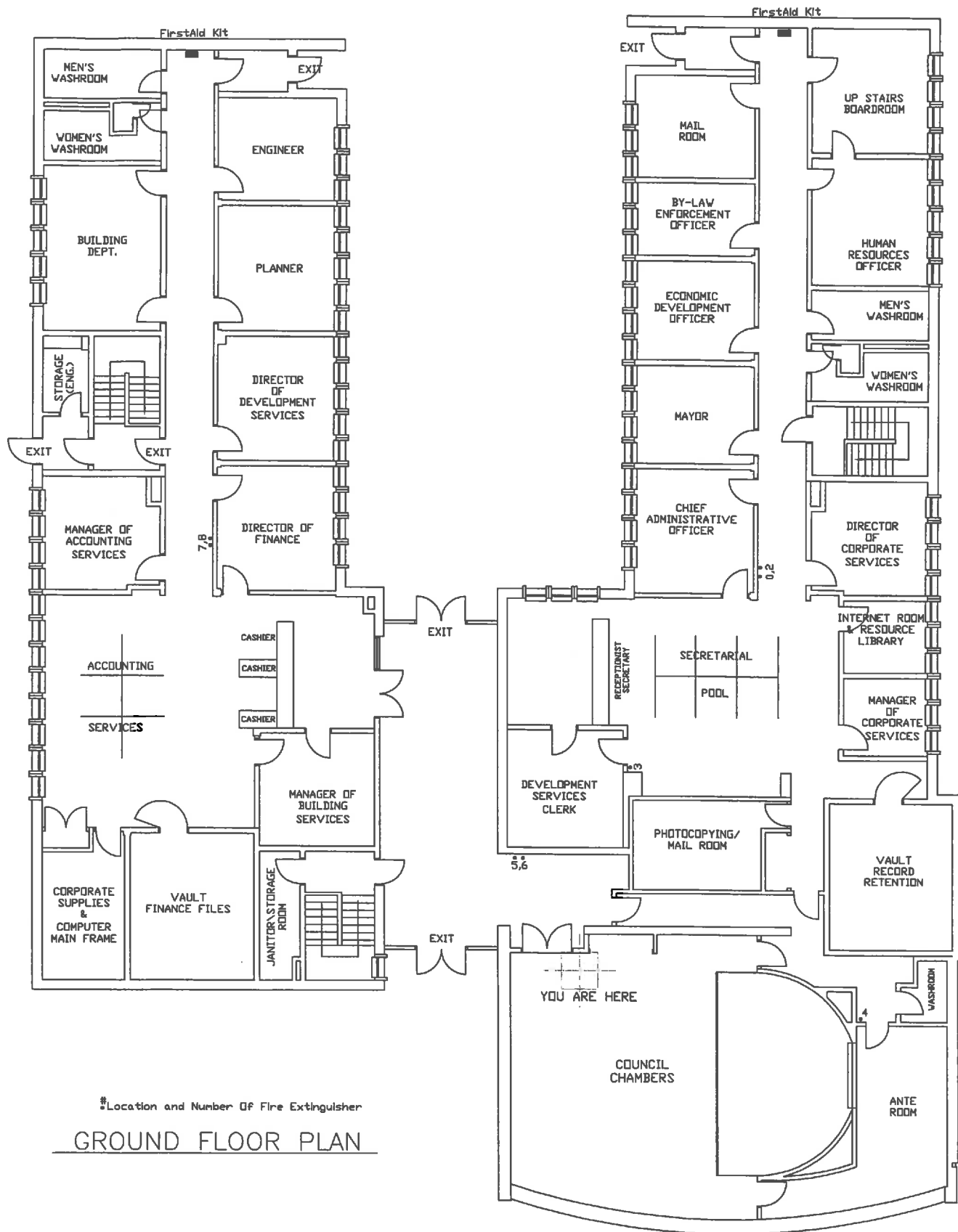
- a) Churches, church halls, religious institutions;
- b) cemeteries;
- c) day care centres;
- d) Federal, Provincial and Municipal government offices, buildings and facilities and other public services;
- e) historical sites, museums and associated revenue generating uses including picnic areas, gift shops and restaurants;
- f) hospitals and clinics;
- g) libraries, art galleries and other cultural institutions;
- h) municipal water and sewage pumping stations and treatment facilities;
- i) police stations or fire halls;
- j) schools;
- k) community centres or assembly halls;
- l) accessory uses.

21.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law.

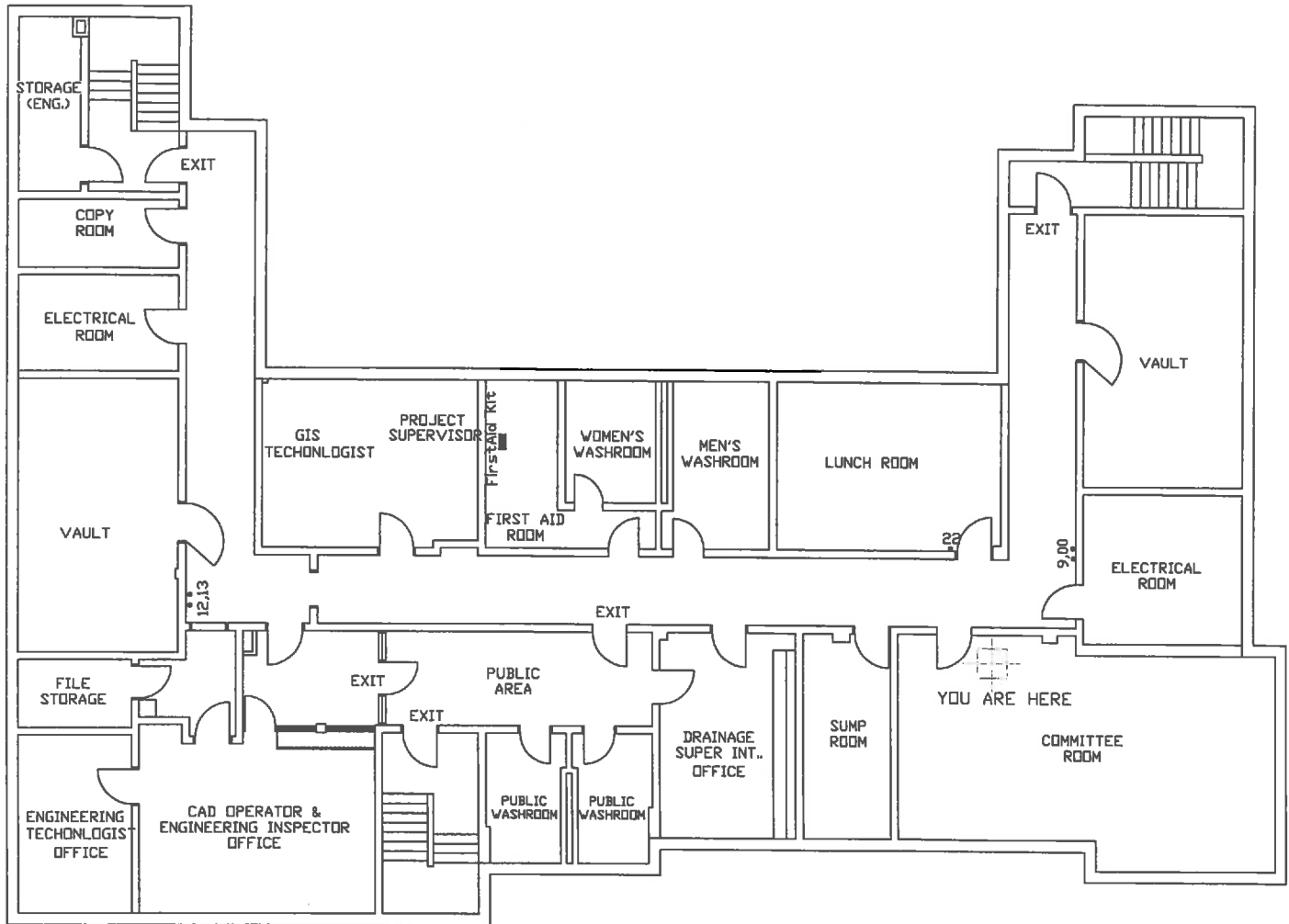
21.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	no requirement
Minimum Lot Frontage	no requirement
Maximum Lot Coverage	35 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	40 %
Maximum Building Height	10 m (32.80 ft)
Minimum Front Yard	9 m (29.52 ft) or 15 m (49.21 ft) for lots without municipal sanitary sewers
Minimum Interior Side Yard	9 m (29.52 ft)
Minimum Exterior Side Yard	9 m (29.52 ft)
Minimum Rear Yard	9 m (29.52 ft)



☐ Location and Number Of Fire Extinguisher

GROUND FLOOR PLAN



#Location and Number Of Fire Extinguisher

BASEMENT FLOOR PLAN

JOHN STREET

NORTH

NELSON STREET

STREET

STREET

ERIE

