

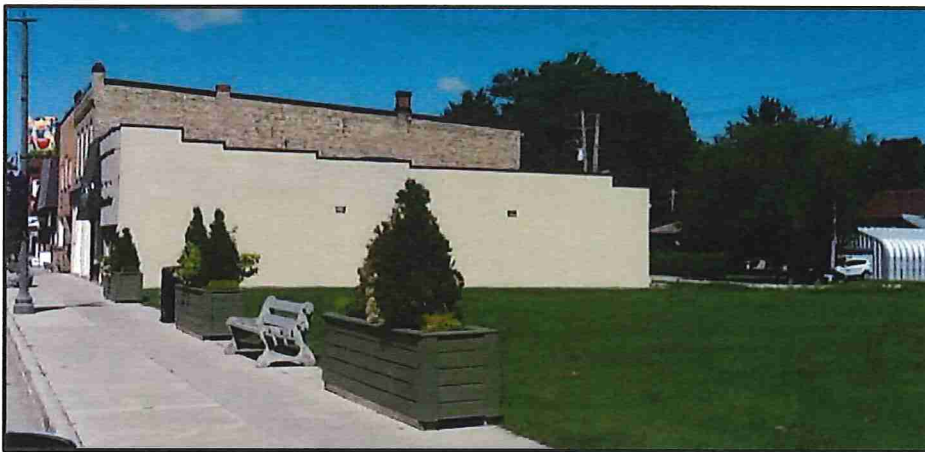
Property for Sale and Development at: 173 & 177 Currie Road, Dutton, Ontario

The Municipality of Dutton Dunwich is located in the western part of Elgin County on the north shore of beautiful Lake Erie, with easy access to the 401.

The Municipality of Dutton Dunwich is a growing and revitalized community comprised of many small commercial and tourism related and agri-businesses; along with involved and caring citizens, where services, recreation, schools and infrastructure, are accessible and well maintained.

There is a shared responsibility, and community pride to provide encouragement and support for new development and to grow existing safe neighbourhoods in which to live.

An opportunity to be an integral part of our warm and welcoming community is now available for development located at 173 (106' frontage x 99' depth) and 177 (18.57' frontage by 99' deep) Currie Road in Dutton.



The properties at 173 and 177 Currie Road are zoned Village General Commercial (VC1) in the Municipality of Dutton Dunwich Zoning By-law.

The permitted uses in the VC1 zone include: an animal clinic, private

school, personal service shop, place of entertainment, professional office, caterer's establishment, bakeshop, restaurant, retail store and service shop (not engaged in manufacturing activities), and residential uses connected to part of the commercial building and located above the first storey commercial use to a maximum of three stories above the permitted commercial use.

Trends on this and other nearby streets include commercial, retail businesses comprising multi-storey buildings housing a mix of retail apartment units.

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Legend

- Parcels
- Drainage
- Lagoons
- Local
- Arterial
- Highways
- World Street Map

Notes

SECTION 16 VILLAGE GENERAL COMMERCIAL (VC1) ZONE REGULATIONS

16.1 GENERAL USE REGULATIONS

16.1.1 Permitted Uses

No land, building, or structure shall be used or erected in the General Commercial (VC1) Zone except for the following purposes:

Animal clinics;

Auction sales facilities;

Bed and breakfast establishment and tourist homes;

Boarding and rooming houses;

Bus depot;

Caterer's establishment;

Churches, clubs, institutional uses;

Convenience plaza;

Dairies and bakeries;

Farm equipment sales and service outlets;

Financial institutions;

Funeral homes;

Hospitals;

Hotels and taverns;

Laundry establishment;

Motor vehicle service establishments, motor vehicle sales establishments, public garages, taxi service establishments, motor vehicle body shops;

Offices (business and professional);

Personal service shop;

Place of entertainment;

Private schools;

Publishing and printing establishments (newspaper);

Recreational facilities;

Restaurants and snack bars;

Retail stores and service shops not engaged in manufacturing on the premises unless such manufacturing is incidental to such retail business, does not exceed fifty (50) percent of the total floor area of the establishment and the products manufactured are primarily for sale at retail on the premises;

Residential uses connected to part of the commercial building and located over the first storey commercial use, to a maximum of three storeys above the permitted commercial use;

Accessory uses.

16.1.2 **Minimum Lot Area**

120 m²

16.1.3 **Minimum Lot Frontage**

6 m

16.1.4 **Maximum Lot Coverage**

90 %

16.1.5 **Maximum Building Height**

12 m

16.1.6 **Minimum Front Yard**

nil

16.1.7 **Minimum Side Yard**

On a corner lot or where the yard abuts a VR1, VR2, I, or P Zone:

5 m

All other cases:

nil where there is a common wall, otherwise 1.0 metre

16.1.8 **Minimum Rear Yard**

Where a building contains residential accommodation:

6 m

Abutting a VR1, VR2, I, or P Zone:

5 m

All other cases:

nil where there is a common wall, otherwise 1.0 metre

16.2 **SPECIAL USE REGULATIONS**

16.2.1 **Buffer Strip**

Notwithstanding anything else in this By-law, where a Village General Commercial (VC1) Zone abuts a Residential, Open Space, or Parkland Zone, a strip of land not less than 1.5 metres in width adjacent to and inside the VC1 Zone boundary shall not be used for any purpose other than a buffer strip in compliance with Subsection 4.25 of this By-law.

16.2.2 **Dwelling Unit Size**

Where a dwelling unit is permitted in a Village General (VC1) Commercial Zone the minimum floor habitable space of the dwelling unit shall not be less than 60 m².

16.2.3

Motor Vehicle Service Establishments and Public Garages

Notwithstanding anything contained in this By-law, where a lot in Village Commercial (VC1) Zone, is used for a motor vehicle service establishment or public garage, the following special regulations shall apply:

	Interior Lot	Corner Lot
Minimum lot frontage:	30 m	45 m
Minimum lot depth:	40 m	40 m

- a) No portion of any pump island on a service station shall be located closer than 6 metres from the street line of any street.
- b) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than 9 metres.
- c) The maximum width of a curb ramp at the street line shall not exceed 7.5 metres.
- d) The minimum distance between ramps shall be not less than 9 metres.
- e) The minimum interior angle of a ramp to a street line shall be 45 degrees, and the maximum interior angle of a ramp to the street line shall be 90 degrees.
- f) The distance between the property line of the lot at the street line and the nearest ramp shall be a minimum of 3 metres.
- g) Land which is not used for buildings, ramps or paving shall be landscaped in lawn, trees or shrubs and maintained in a healthy growing condition and neat and clean in appearance.

16.2.4

Awnings and Signs

Notwithstanding Section 4.23, signs and awnings may project into the public highway to a maximum of 1.0 metre, within the VC1 defined area as shown on Schedule B, Map No. 2.

16.3

EXCEPTIONS - VILLAGE GENERAL COMMERCIAL (VC1) ZONE

16.3.1

16.3.1.1 **Defined Area**

VC1-1 as shown on Schedule "B", Map 2 to this by-law.

16.3.1.2 **Minimum Side Yard**

0 metres on the south side yard and 2.0 metres on the north side yard

16.3.1.3 **Buffer Strip**

Notwithstanding Section 16.2.1, a buffer strip will not be required along the southerly side lot line.

16.3.2

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16.3.3

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16.3.4

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16.3.5

16.3.5.1 **Defined Area**

VC1-5 as shown on Schedule "B" Map No. 2

16.3.5.2 **Dwelling Unit Size**

The minimum floor area of a dwelling unit located above the main floor shall be 45m²