

84 ELORA STREET, CLIFFORD

FOR SALE

MIXED/COMMERCIAL DEVELOPMENT LAND



LOT SIZE
14.55 ACRES

BUILDING SIZE
1,000 SQ FT
APPROX.

PROPERTY TAXES
\$4,600/2021 EST.

ZONING
C2

SALE PRICE
\$1,500,000

- * Located on Elora Street in Clifford, near the Highway #9 and Highway #35 split to cottage country
- * Property situated in 14.55 acres, with 367 feet of frontage on a major artery into Kincardine/Port Elgin/ South Hampton and more beach towns
- * A (C2-15); Highway Commercial Zoning development site
- * Presently used as a mini-putt and driving range with a 1,000 sf building used for take out food, washrooms (2) and storage; Business not currently active
- * Building adaptable to other uses
- * On-site municipal water and septic, with municipal sewers available at the road
- * Official plan shows future road enhancement and broader zoning to allow some industrial and residential

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CURRENT ZONING DESCRIPTION

SECTION 17 - C2 - HIGHWAY COMMERCIAL ZONE

17.1 PERMITTED USES

- Automotive Accessories Shop
- Automotive Sales and Service Establishment
- Automotive Service Station
- Automotive Washing Establishment
- Banquet Hall
- Beer Store
- Boat Sales and Service Establishment
- Business and/or Professional Offices
- Building Supply Outlet
- Bus Depots
- Church/ Place of Worship
- Commercial Nursery or Greenhouse
- Convenience Store
- Farm Implement Sales and Service Outlet
- Farmer's Market
- Financial Office
- Flea Market
- Funeral Home
- Gas Bar
- Garden Centre
- Hotel
- Liquor Store
- Motel, Motor Hotel
- Parking Area
- Parking Lot
- Places of Entertainment
- Places of Recreation
- Public Buildings
- Public Uses
- Recreational Trailer Sales and Service Establishment
- Rental Outlet
- Restaurants (Dining, Drive-In, Drive-Thru, Take-Out)
- Service or Repair Shop
- Veterinarian Clinic
- U-Brew Establishment
- Wholesale Outlets
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Unit except in conjunction with an automotive
- Incidental assembly, processing, manufacturing of products to be sold on site which are secondary to the main commercial function.



- * Ask Listing Agent for full zoning regulations, restrictions and site specifics
- ** All uses and development plans will have to be considered by the Town of Minto

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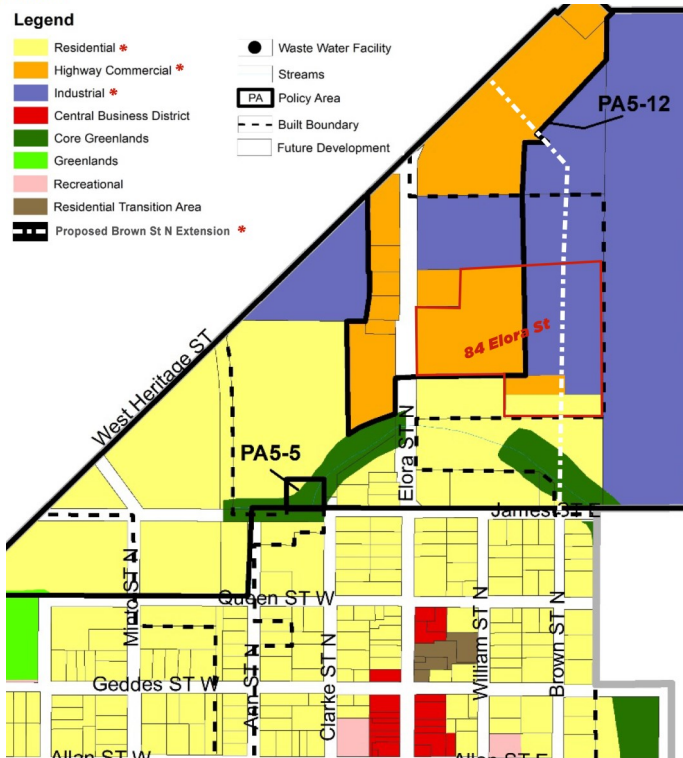
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MINTO OFFICIAL PLAN/FUTURE IMPROVEMENT

PA5-11 North Clifford Planning Area
Development within the Planning Area will promote the efficient use of infrastructure, the development of a complete community (mix of land use, parks, trails etc.) as well as a compact form of development.

Roadways and Trails
The road network within PA5-11 shall be developed in the general location indicated on Schedule A5-1a (Clifford Transportation Network), and in accordance with the applicable policies of the Official Plan. The roadway layout shown has one north-south collector extending Brown Street northerly to West Heritage Street, and one east-west collector between the Brown Street extension and Ann Street. Future Local Roads might include extending James Street West to Minto Street, and another local road joining West Heritage Street and the James Street extension.
Adjustments may be made to the location and alignment of the road network as development plans come forward should they reduce the need for the collector roadway from Wellington Road 1 through to Brown Street. Road network development should be compatible with the Municipal Servicing Policy and may be subject to further study (e.g. Class Environmental Assessment, Master Servicing Study).
Trails and open space should be integrated into the planning around Municipal Drain 93 and with extension of the trail system through to West Heritage Street as indicated on Schedule A5-1a (Clifford Transportation Network).

Municipal Servicing Policy Issues
Development within the Planning Area shall be on full municipal sanitary and water services in accordance with relevant policies of the Official Plan and in accordance with the Town of Minto Municipal Servicing Policy. Proponents of development shall be required to enter into cost sharing servicing agreements with the Town of Minto where deemed necessary by the Town for matters including but not limited to cost recovery for infrastructure improvements made by the Town on Elora Street North, and all costs associated with extending water or sewer beyond municipal boundaries if permitted at the Town's sole discretion.

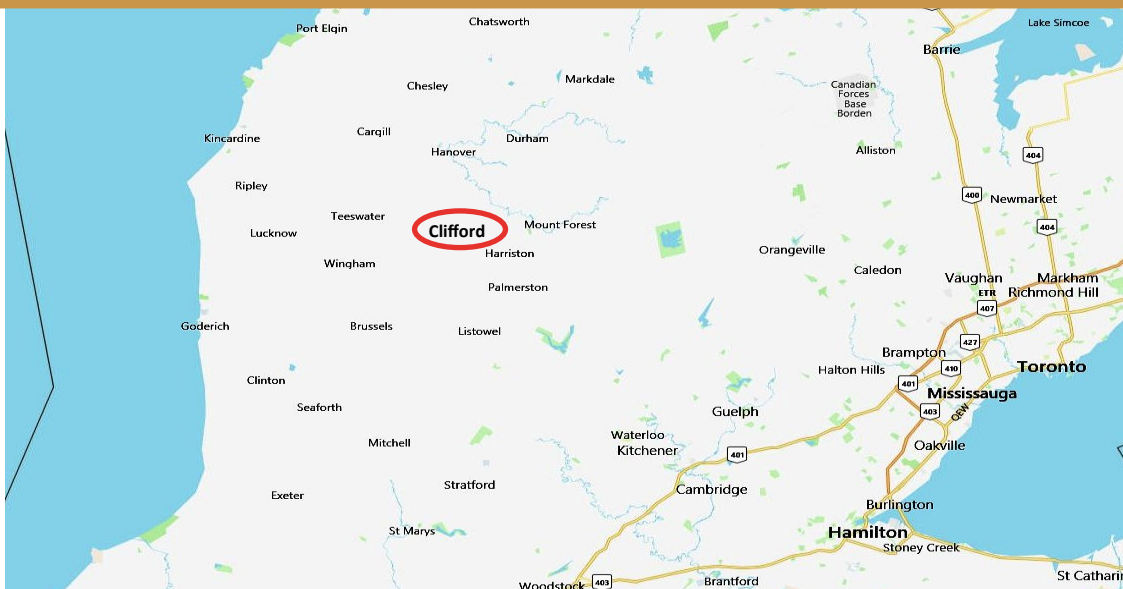


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Other areas of the property



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