

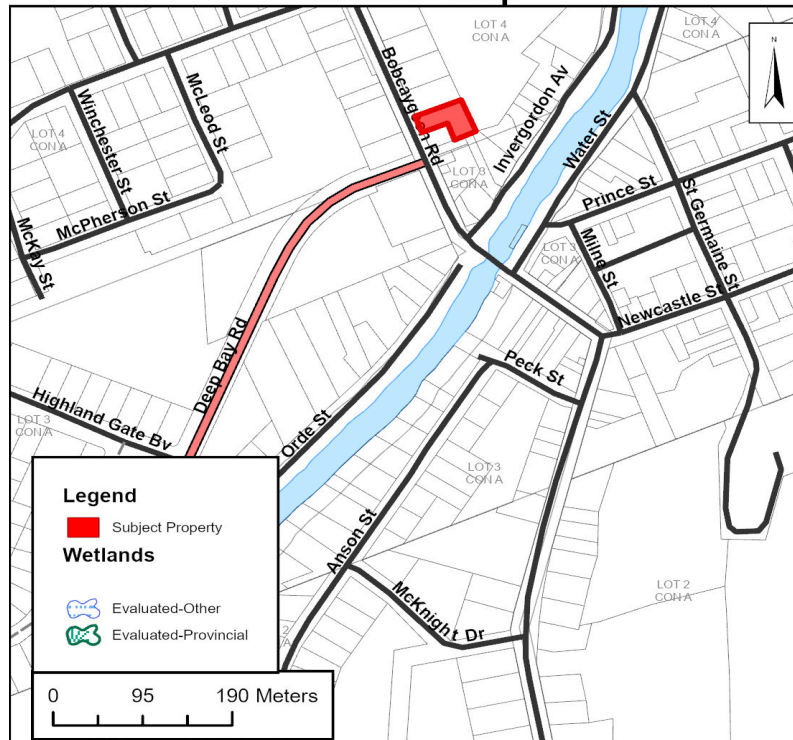
Property Information

Property Details:

- **Civic Address:** 144 Bobcaygeon Road
- **Roll #:** 4616-033-000-40300

Township Planning Overview	
Township Official Plan	Rural Settlement Area
Township Zoning By-law	Village Commercial (C4)

Location Map



144 Bobcaygeon Road

Section 5.2 Table 3- Permitted Uses and Table 4- Lot Regulations are attached for review.

Additional Notes: According to Schedule 'F' of the Township of Minden Hills Official Plan, the property appears to be within the Floodway Boundary of Gull River.

The County of Haliburton, partnered with Ganaraska Region Conservation Authority and Kawartha Conservation, are currently working on updated floodplain mapping for the Gull and Burnt River. More information on this project can be viewed through the Floodplain Mapping Project webpage: <https://grca.on.ca/watershed-management/projects/haliburton-floodplain-mapping/>

The information provided above is informal and should not be relied upon by a potential purchaser. Persons interested in submitting a tender should satisfy themselves through independent sources.

Township of Minden Hills Zoning By-law No. 06-10

Section 5.2

Table 3 - Non - Residential Zones - Permitted Uses

Zone	Rural (RU)	Hazard (HZ)	Open Space (OS)	Community Facilities (CF)	Highway Commercial (C1)	General Commercial (C2)	Recreational Commercial (C3)	Village Commercial (C4)	General Industrial (M1)	Extractive Industrial (M2)	Waste Disposal Industrial (M3)
* Please refer to Notes for number references											
Principal Uses											
Aggregate stockpiling/storage										X	
Arena				X	X	X		X			
Asphalt Plant, Portable	X				X				X	X	X
Bank						X		X			
Bed & Breakfast	X			X	X	X	X	X			
Boarding House	X										
Building supply outlet					X	X		X	X		
Bulk storage tank					X				X		X
Business, professional or administrative office					X	X		X			
Camping establishment							X(1)				
Cemetery	X		X	X	X						
Commercial Self Storage					X				X		
Community centre	X			X	X	X		X			
Conservation	X	X	X	X	X	X	X	X	X	X	X
Contractor's establishment									X		

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* Please refer to Notes for number references											
Principal Uses											
Day care centre	X			X	X	X		X			
Dry cleaning establishment								X	X		
Dwelling, single detached	X										
Equestrian facility	X		X				X				
Equipment sales & rental, heavy									X		
Equipment sales & rental, light					X	X			X		
Farm	X	X(2)	X								
Farm Produce Outlet	X				X	X		X			
Funeral Home					X	X		X			
Garden Centre & nursery	X				X	X		X	X		
Golf course			X	X			X				
Golf driving range			X		X	X	X				
Greenhouse, commercial	X				X	X			X		

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* Please refer to Notes for number references											
Principal Uses											
Group Home, Open	X										
Health Care Centre				X				X			
Hotel					X	X	X	X			
Hunt camp (on crown lands)	X										
Industrial use									X		
Kennel, commercial	X(3)										
Laundromat, coin operated					X	X		X	X		
Marina					X	X	X(1)	X			
Marine sales & service					X	X	X	X	X		
Medical or dental clinic				X	X	X		X			
Motor vehicle dealership					X	X		X			
Motor vehicle service station					X	X		X	X		
Motor vehicle wash, automatic					X			X			

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* Please refer to Notes for number references											
Principal Uses											
Municipal Works depot				X							
Park	X	X	X	X	X	X	X	X	X	X	X
Pit										X	
Place of Assembly				X	X	X		X			
Place of Worship				X	X	X		X			
Portable processing plant										X	
Printing or publishing establishment					X			X	X		
Public use	X	X	X	X	X	X	X	X	X	X	X
Quarry										X	
Recreational Institution				X			X	X			
RV sales & service					X	X		X	X		
Resort							X				
Restaurant					X	X	X	X			

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* Please refer to Notes for number references											
Principal Uses											
Restaurant, Drive-through					X						
Retail store					X	X		X			
Retirement home				X	X			X			
Salvage yard										X(1)	
Saw and/or planing mill									X		
School, commercial				X	X			X			
School, public or private				X	X			X			
Service shop, light					X	X		X			
Service shop, personal					X	X		X			
Tourist establishment					X	X	X	X			
Transport Depot									X		
Veterinary clinic	X				X			X	X		
Warehouse									X		
Waste disposal area											X
Waste Recycling Facility											X
Wayside pit or quarry	X			X	X	X			X	X	X
Wholesale estab.					X				X		

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* Please refer to Notes for number references											
Accessory Uses											
Bed & Breakfast Establishment	X						X	X			
Dwelling Unit, accessory					X	X	X	X	X(4)		
Home Industry	X										
Home Occupation	X								X		
Outside Display					X	X			X		
Private Home Day Care	X										
Retail store							X(5)		X(5)		

Notes: X Denotes a permitted use

(1) Existing establishments only

(2) No buildings or structures are permitted in the HZ Zone

(3) Provided such use is located on a lot having a minimum lot area of 4 ha

(4) Provided the dwelling unit is a detached dwelling

(5) Provided the retail store is accessory to the principal permitted use, and occupies an area of not more than 50 square metres

NOTE: 07-043 - Addition of Dwelling Unit, accessory in C1 Zone as permitted use

Table 3 to By-law 06-10

amended by 07-043

Consolidate March 31, 2008

TOWNSHIP OF MINDEN HILLS ZONING BY-LAW NO. 05-

Section 5.2

Table 4 - Lot Regulations - Non - Residential Zones

ZONES	Hazard Land (HZ)	Open Space (OS)	Rural (RU)	Community Facility (CF)	Highway Commercial (C1)	General Commercial (C2)	Recreational Commercial (C3)	Village Commercial (C4)	General Industrial (M1)	Extractive Industrial (M2)	Waste Disposal Industrial (M3)
Lot Area (min m ²)	(5)	4 ha	2 ha	1500	1500(6)	3000	1 ha (7)	n/a	4000	8000	(5)
Lot Frontage (min m)	(5)	60 (1)	100	30	30	30	60(1)(7)	10 (9)	30	60	(5)
Front Yard (min m)	15	15	15(11)	15	10	10	12	0 (8)	20	30(10)	100
Interior Side Yard (min m)	15	3	15(11)	8	10(3)	6 (2)	6 (2)	0 (4)(9)	8 (3)	30(10)	100
Exterior Side Yard (min m)	15	15	15(11)	15	10	10	12	0 (8)(9)	20	30(10)	100
Rear Yard (min m)	15	15	15(11)	15	10	12	12	7.5	20	30(10)	100
Setback from High Water mark	30	30	30	30	30	30	30	7.5	30	100	100
Building height (principal building) (max m)	8	8	11	11	11	11	11	11	11	11	11
Lot coverage (max%)	10	10	20	30	25	30	30	80	30	10	5
Landscaped Open Space (min %)	30	30	5	30	20	10	30	0	5	10	10
Notes: (1) = increase to 100 m if for a camping establishment (2) = increase to 10 m if abutting a residential zone (3) = increase to 20 m if abutting a residential zone (4) = increase to 3 m where abuts a residential zone (5) = as existed at the date of passage (6) = increase to 3000 sq. metres if not connected to sanitary sewerage system (7) = or as noted in Section 5.4 (8) = any lot abutting Hwy 35 shall have a minimum Front or Exterior Side Yard of 10 metres (9) = except for lots fronting on Bobcaygeon Road north of the Gull River, and between Highway 35 and Peck Street, in which case the minimum lot frontage shall be 15 metres and the minimum interior and exterior side yards shall be 1 metre. (10) = Any stockpiling of materials shall be located a minimum of 90 metres from any residential zone. (11) = increase to 50 metres for a commercial kennel							Legend: m = metres ha = hectares m ² = square metres min = minimum max = maximum				