

FOR SALE > MEAFORD, ONTARIO

Downtown Commercial Development Land

23 & 37 TROWBRIDGE STREET EAST



Listing Information

- > Property Type: Vacant Commercial Land
 - > Approx. Lot Sizes: #23 - 133.92 ft x 151.6 ft & #37 - 104 ft x 148.5 ft
 - > Approximately 0.8 Acres both properties combined
 - > Zoning: C1 Potential & EP
 - > List Price for Each Property: \$347,500, for a total of \$695,000
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Features

- > Downtown Core
 - > Overlooks Bighead River
 - > Geotechnical Site Appraisal On File
 - > 238 ft Frontage (2 adjacent lots combined)
 - > Town population is growing rapidly
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Contact Us

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23 & 37 TROWBRIDGE STREET EAST

Property Overview - 23 Trowbridge Street East

Legal Description:

LT 1158 PL 309 MEAFORD; PT LT 1159 PL 309 MEAFORD AS IN R420395; PT BERRY ST PL 309 MEAFORD PT 5 16R7006 CLOSED BY R85787, S/T R420395; MEAFORD

Roll Number: 421049100102400

PIN: 371080220

Assessed Value 2020: \$200,000

2019 Taxes: \$4,266



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23 & 37 TROWBRIDGE STREET EAST

Property Overview - 37 Trowbridge Street East

Legal Description:

LT 1160 PL 309 MEAFORD; PT LT 1159 PL 309 MEAFORD AS IN R379409; MEAFORD

Roll Number: 421049100102300

PIN: 371080221

Assessed Value 2020: \$200,000

2019 Taxes: \$3,114



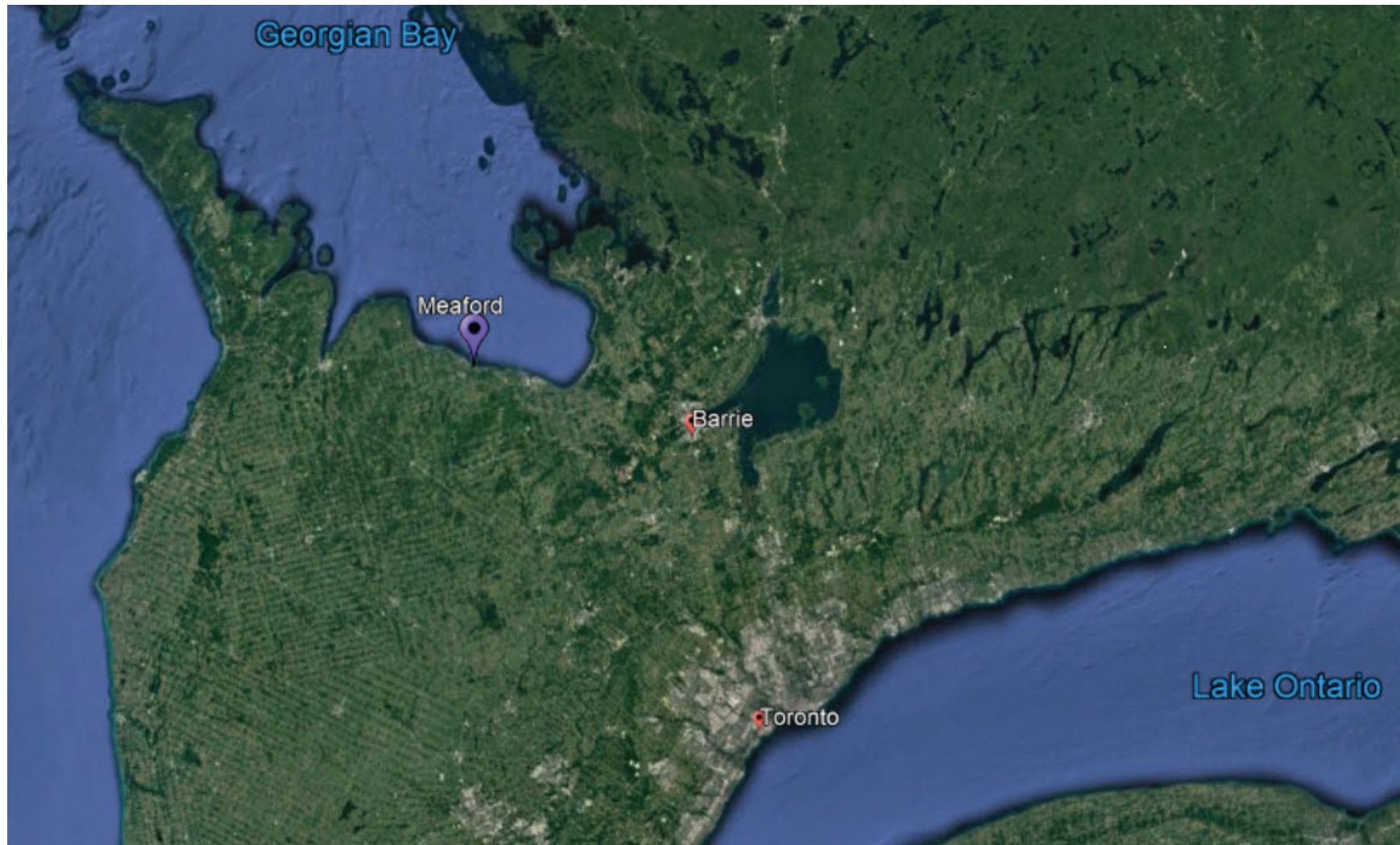
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Satellite View - Location of Meaford in Ontario



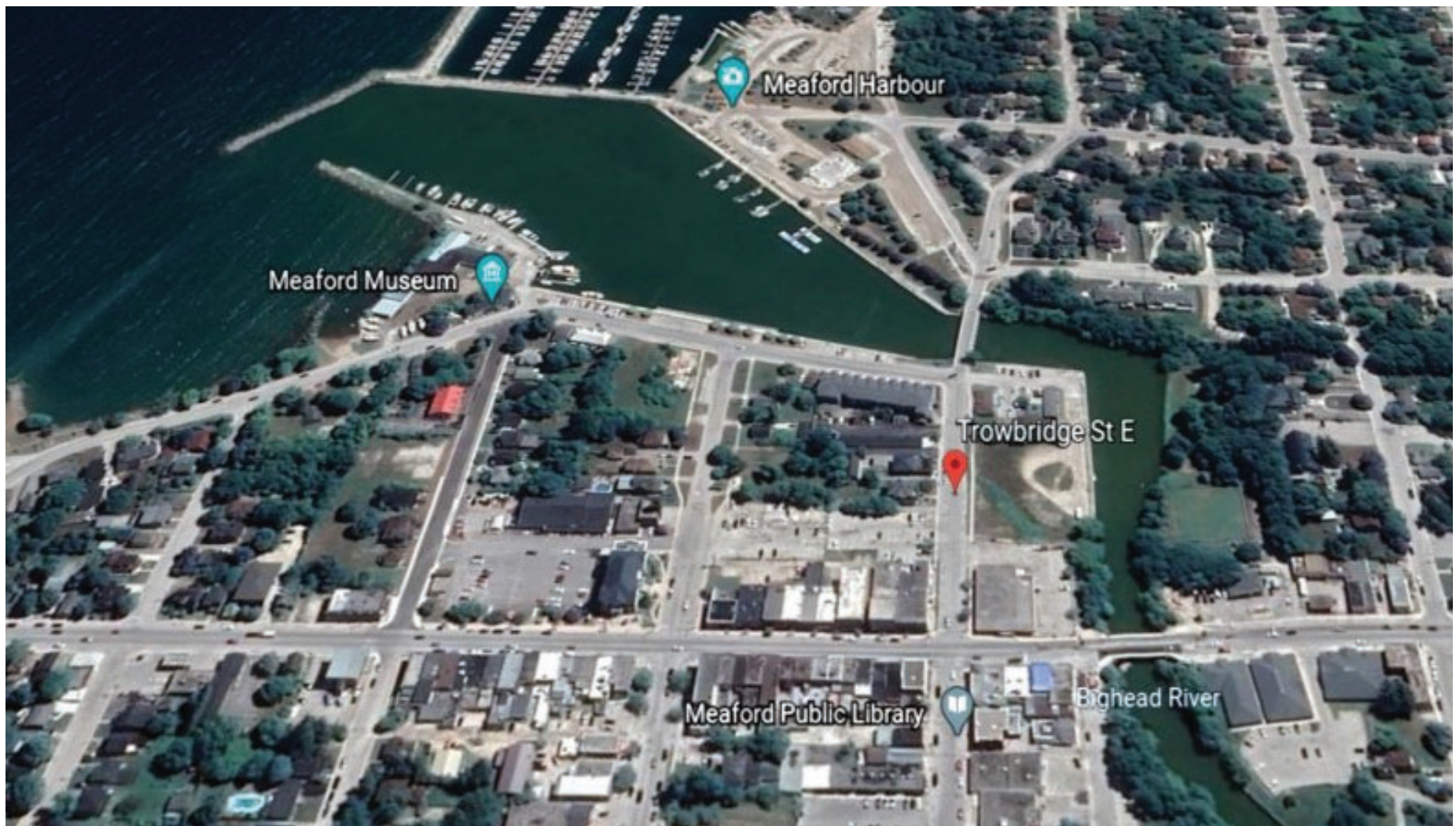
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Satellite View - Meaford Ontario



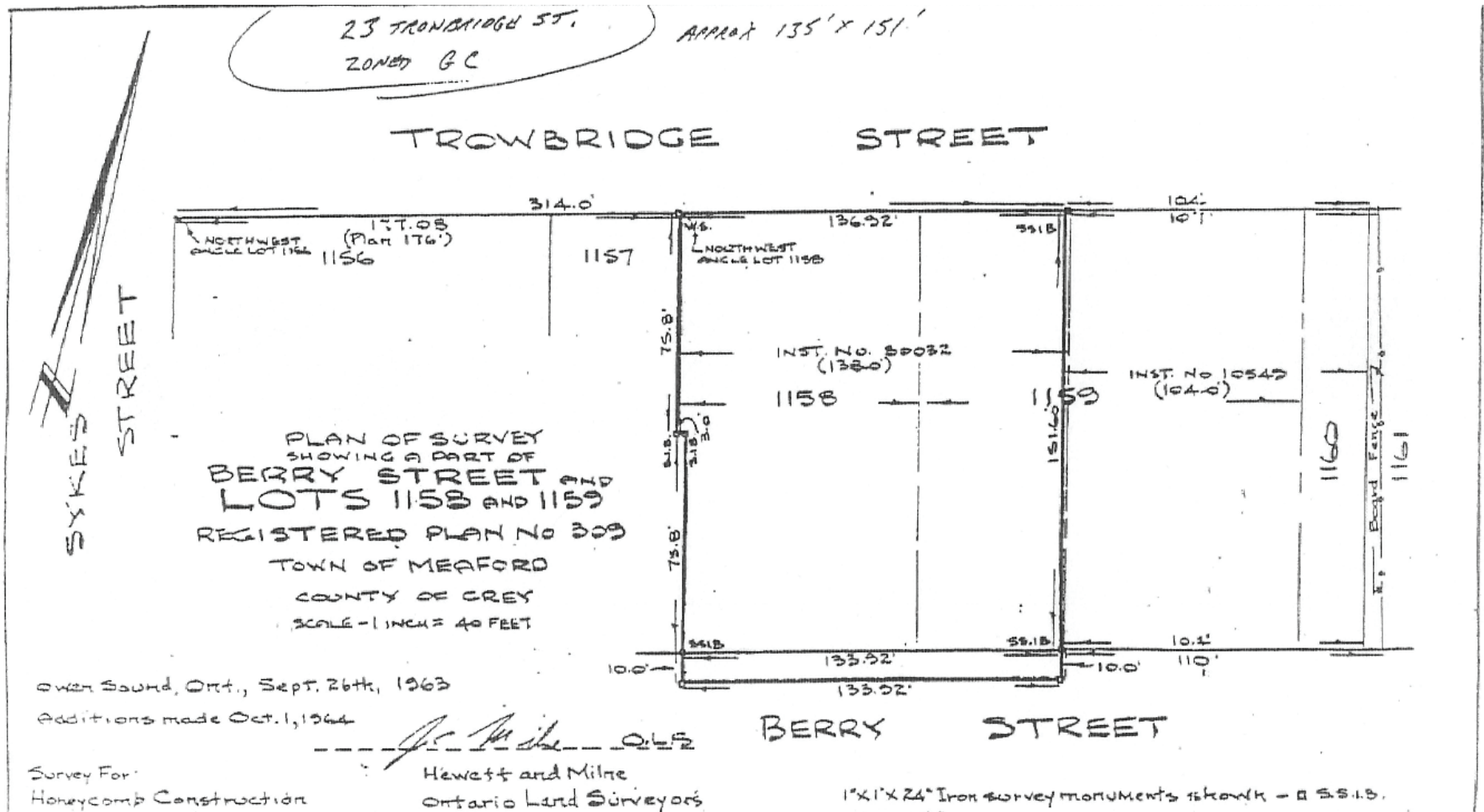
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Plan of Survey (Seller does not warrant or represent the accuracy of this plan)



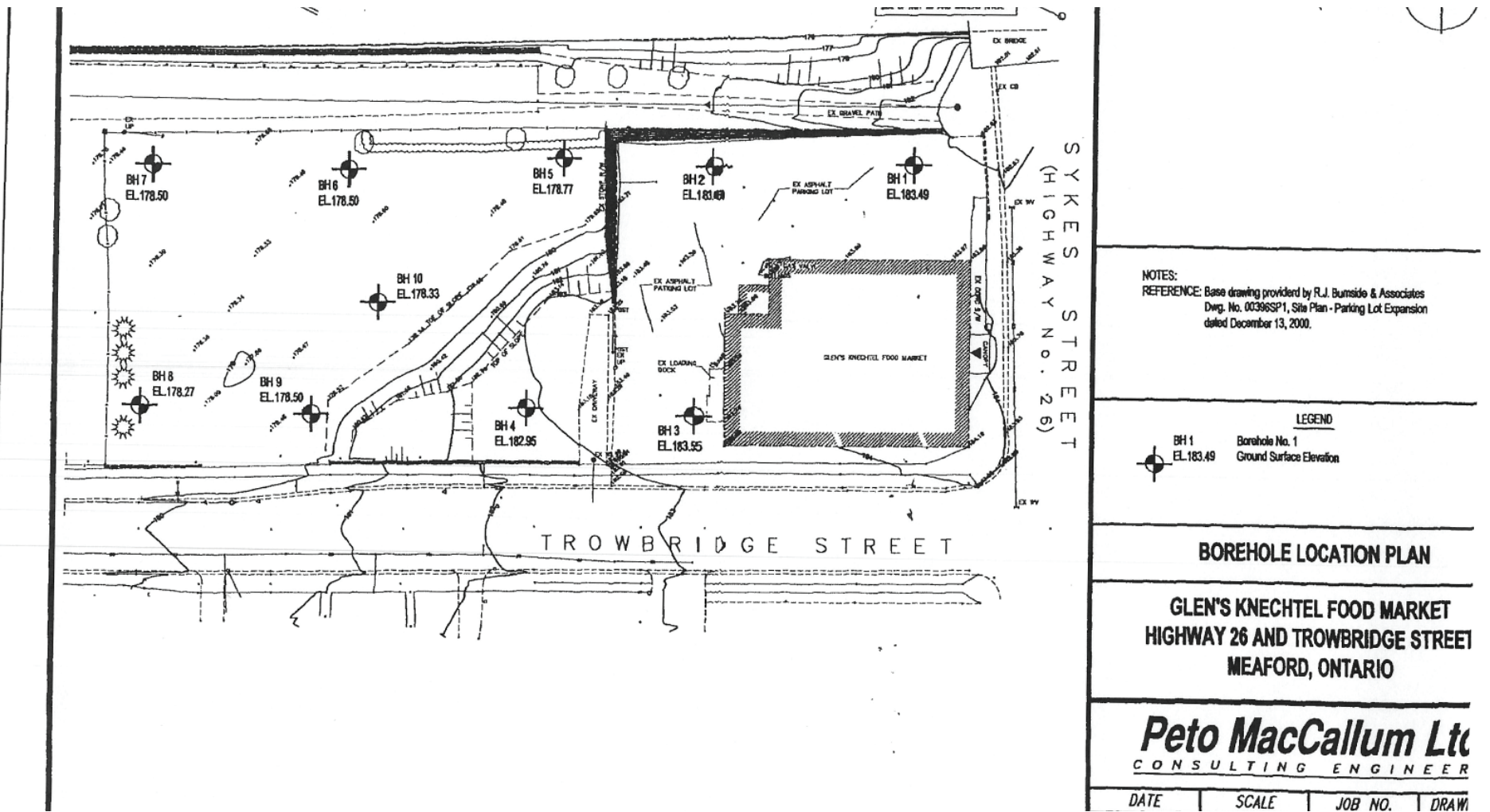
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Partial Plan of Survey for 23 Trowbridge Street East



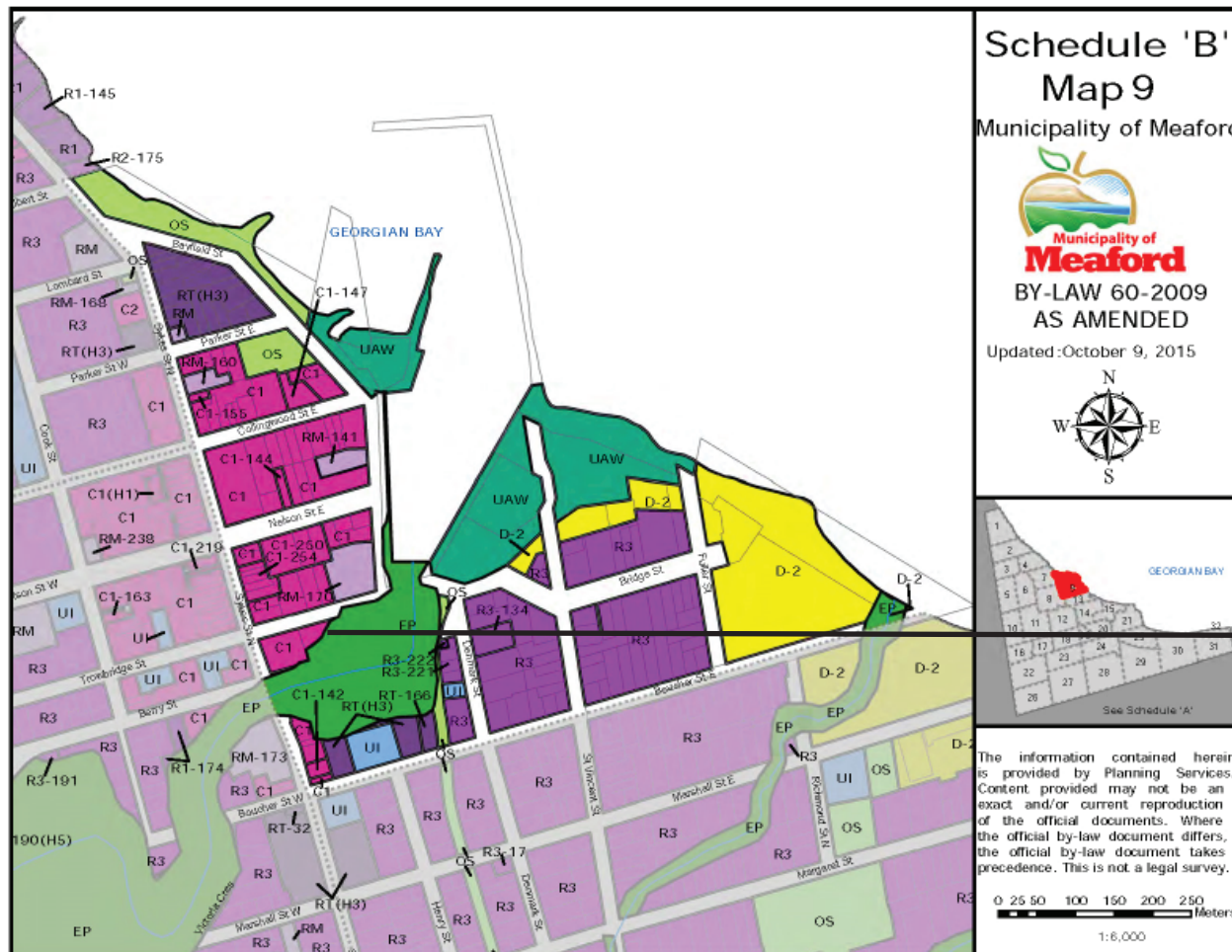
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Zoning Map - By-Law 60-2009, Schedule B, Map 9



23 & 37 Trowbridge Street East, C-1 & EP

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23 & 37 TROWBRIDGE STREET EAST

Zoning - Part 7, C-1 Permitted Uses

Source: Municipality of Meaford Zoning By-Law 60-2009, Part 7 Commercial & Employment Zones

Art Gallery	Outdoor Display & Sales, Accessory (9)
Banquet Hall	Park, Public
Business Office	Parking Garage
Commercial Fitness Centre	Parking Lot
Commercial School	Personal Service Shop
Community Centre	Place of Amusement
Custom Workshop	Place of Entertainment
Day Nursery	Place of Worship
Dry Cleaning Depot (1)	Private Club
Dry Cleaning Establishment (1)	Recreational Equipment, Sales & Rental Establishments
Dwelling Unit, Accessory Apartment (2)	Recreational Establishment
Dwelling Unit, Apartment (2)	Repair Shop
Emergency Service Depot	Restaurant (1)
Financial Institution (1)	Retail Store (1)
Funeral Home	School, Private
Hotel Library	Theatre
Medical Office	Trade & Convention Centre
Museum	Veterinary Clinic

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Zoning - Part 7, C-1 Permitted Uses - Special Provisions

Source: Municipality of Meaford Zoning By-Law 60-2009, Part 7 Commercial & Employment Zones

(1)	Drive-through service facilities are not permitted
(2)	Subject to Section 4.2.2 and 4.21 of this By-law
(9)	Subject to Section 4.16.1 of this By-law.

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Zoning - Part 7.2 C-1 Zone Standards

Minimum lot area	N/A
Minimum lot frontage	N/A
Minimum required front yard	N/A (1) (4)
Minimum required exterior side yard	N/A
Minimum required interior side yard	N/A (2)
Minimum rear yard	N/A (2)
Maximum height	11.0m

Special Provisions:

- (1) Maximum permitted front yard abutting Sykes Street – 3.0 metres
- (2) Minimum required yard abutting a Residential Zone boundary – 4.8 metres
- (4) Notwithstanding any other provision of this By-law, the minimum required front yard on Nelson Street between Cook Street and Sykes Street is 6.0 metres, except that a commercial or residential patio, attached pergola or attached, unenclosed deck where the distance from established grade to the underside of the floor joists is 0.6 metres or less shall be permitted to encroach to the front lot line.