

# 528 & 540 Penetanguishene Road



## 528 Penetanguishene Road

Roll No.: 4341-010-001-08410

Size: 13.78 Hectares  
(34.05 Acres)

## 540 Penetanguishene Road

Roll No.: 4341-010-001-08310

Size: 3.9 Hectares  
(9.63 Acres)

**Designation:** Rural

**Zoning:** General Industrial with Outside Storage Exception (MO-11) &  
General Industrial with Inside Storage (MI)  
(Approx. 7 Hectares (17.3 Acres) of 528 Penetanguishene Road is zoned  
as Environmental Protection Exception (EP-7).)

**Restrictions:** Portion of the properties occurs within the Nottawasaga Valley  
Conservation Authority (NVCA) regulatory extent.

**Servicing:** Private Services (Well & Septic) Required

**Site Plan Approval Required:** Yes

# 528 & 540 Penetanguishene Road

## Permitted Uses under Zoning By-law 5000

### General Industrial Inside Storage (MI) Zone

#### Residential Uses:

- a) an attached accessory dwelling in accordance with the General Provisions Section.

#### Non-Residential Uses:

- a) manufacturing, industrial, assembly, research, warehouse or bulk storage use conducted within an enclosed building or structure;
- b) business, professional or administrative office;
- c) shops for the repair, processing or treatment of small goods and wares, and any other service industries including a retail and service shop for repair of commercial and industrial equipment if conducted wholly within an enclosed building or structure;
- d) commercial undertaking or wholesale business as an accessory use;
- e) recreational establishment including a fitness centre and club;
- f) passive outdoor recreation use; and
- g) public use in accordance with the General Provisions Section.

### General Industrial/Outside Storage (MO) Zone

#### Residential Uses:

- a) an attached accessory dwelling in accordance with the General Provisions Section.

#### Non-Residential Uses:

- a) any use permitted within the General Industrial/Inside Storage (MI) Zone;
- b) motor vehicle body shop or repair garage;
- c) cartage, express transportation terminal or railway siding;
- d) municipal or provincial garage and/or storage yard;
- e) fuel storage tank or supply yard;
- f) building supply outlet;
- g) yard for the storage, display or sale of lumber, building supplies and other similar goods or materials in the open;
- h) lumber or planing mill;
- i) contractor or construction yard;
- j) salvage yard;
- k) concrete manufacturing;
- l) garden centre or nursery;
- m) passive outdoor recreation use; and,
- n) outside storage in accordance the General Provisions Section.

**(MO-11)**

A Place of  
Worship is also  
permitted.

