

**AVISON
YOUNG**

Land For Sale



220-240 Peter St Port Hope, ON

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**Sales Representative*

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Property Details

INTERSECTION	Peter St & Rose Glen Rd S
LOT SIZE	20.57 total acres
USABLE ACREAGE	16.5 acres (approx.)
ZONING	EMP1, EMP1(19) & EP-F
ASKING PRICE	Contact Listing Agents
TAXES (2025)	4,104.33 (2025)

Zoning

The subject property is zoned EMP1, EMP1(19) & EP-F

Permitted Uses

- All uses permitted in the EMP1 & EMP1(19)
 - » Animal Shelter
 - » Banquet Hall
 - » Building Supply Outlet
 - » Business Office
 - » Commercial Fitness Center
 - » Contractor's Yard
 - » Dry Cleaning Establishment
 - » Dry Industrial Use
 - » Emergency Service Facility
 - » Equipment Sales and Rental Establishment
 - » Farm Implement Dealer
 - » Industrial Use
 - » Landscaping Operation
 - » Laundry Establishment
 - » Medical Marihuana Production
 - » Motor Vehicle Body Shop
 - » Outdoor Display and Sales Area, Accessory
 - » Printing and Publishing Establishment
 - » Public Works Yard
 - » Retail Store, Accessory (1)
 - » Salvage Yard (2)
 - » School, Commercial
 - » Service Shop
 - » Studio
 - » Taxi Service Depot/Dispatch Establishment

Highlights

- Desirable zoning with wide range of uses
- Easy access to Highway 401 and urban amenities
- Rare opportunity to acquire large land parcel in growing community
- Excellent frontage on main arterial road
- Surrounded by other industrial/commercial businesses

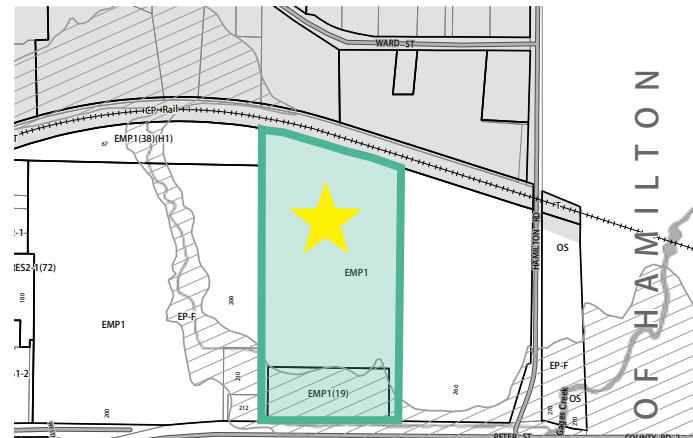
All information to be confirmed

Special Provisions

1. Maximum permitted net floor area – The greater of 10% of the net floor area of the principal use or 75.0 square metres.
2. Only legally existing uses as of the date of passing of this By-law, are permitted.

Exceptions (19)

- (i) Minimum required elevation for an opening – 80.22 metres elevation G.S.C.;
- (ii) All buildings shall be located within the hatched area shown on Schedule 'C-14' of this By-law;
- (iii) Areas outside of the hatched area on Schedule 'C-14' of this By-law shall be used only for access driveways, landscaped open space and in-ground facilities associated with stormwater or servicing of the lands.



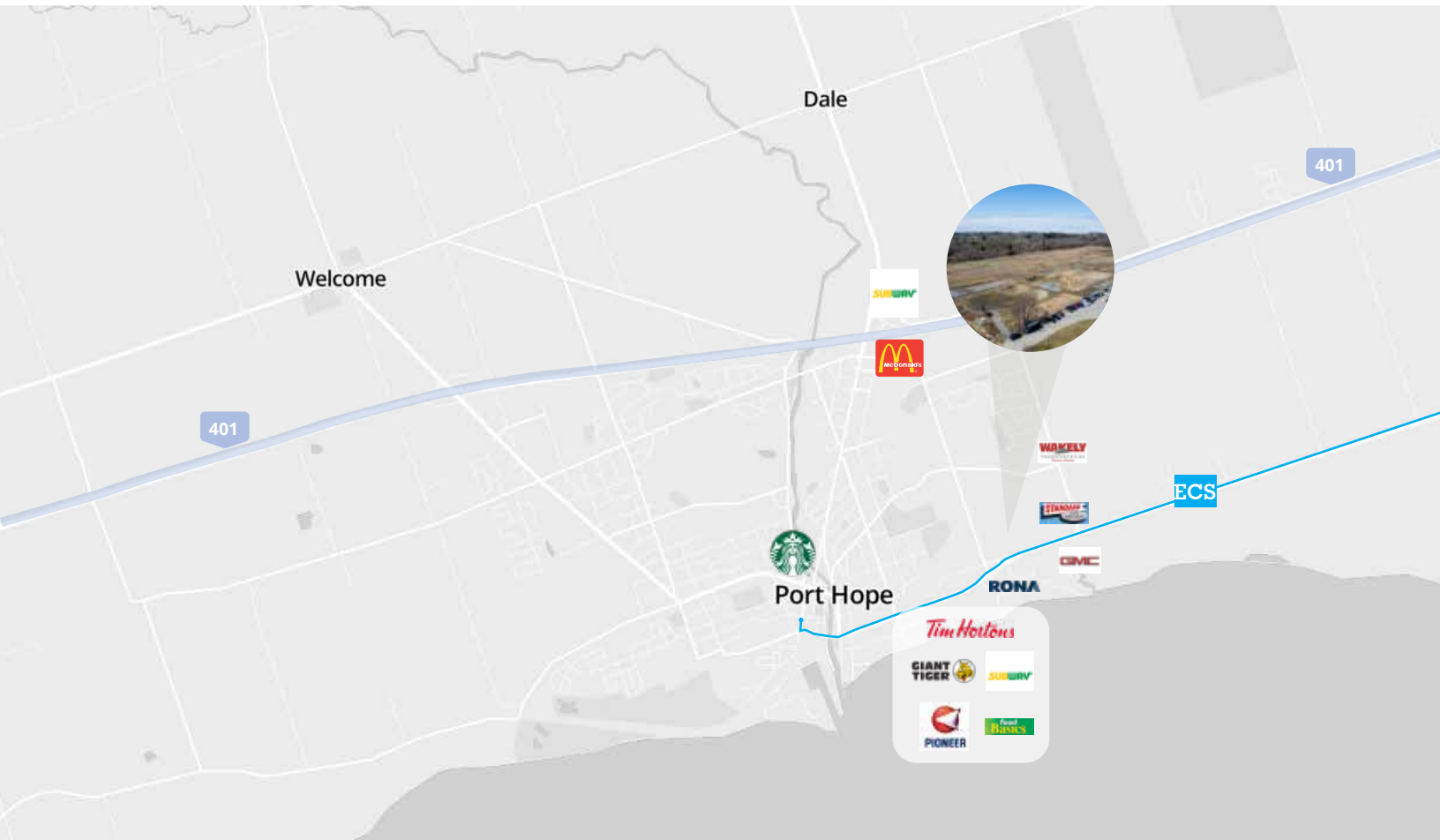
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Aerials



Location Map



Transit

 Express Cobourg Shuttle

Drive Times

- 5 minutes** to Highway 401 (3 km)
- 20 minutes** to Highway 35/115 (31 km)
- 25 minutes** to Highway 418 (41 km)
- 45 minutes** to Oshawa Executive Airport (59.5 km)
- 65 minutes** to Downtown Toronto (112 km)
- 80 minutes** to Pearson Airport (138 km)

Get more information

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