

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$129,000

Welcome to Industrial Park Road
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



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705-455-7653



troyausten.ca



Exciting opportunity in a bustling area on Industrial Park Road in Haliburton! This prime 2-acre property features a completed driveway and turnaround, ready for development. Zoned commercial highway, it offers versatility for various ventures such as business offices, garden centers, recreational facilities and more! Conveniently located before the Fleming College turnoff, it enjoys accessibility via a municipal year-round road. Situated in town, it's close to schools, shopping, and the hospital. Don't miss out on this great location!

INDUSTRIAL PARK Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land

[0 INDUSTRIAL PARK Rd Haliburton](#)

Listing ID: 40565000

Price: \$129,000



Haliburton/Dysart et al/Dysart

Commercial

Tax Amt/Yr: **\$433/2023**
Zoning: **CH24**
Devel Chrg Pd: **No**
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **2-4.99**
Frontage: **207.32**
Lot Dimensions: **207.32**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$433/2023**

Remarks/Directions

Public Rmks: **Exciting opportunity in a bustling area on Industrial Park Road in Haliburton! This prime 2-acre property features a completed driveway and turnaround, ready for development. Zoned commercial highway, it offers versatility for various ventures such as business offices, garden centers, recreational facilities and more! Conveniently located before the Fleming College turnoff, it enjoys accessibility via a municipal year-round road. Situated in town, it's close to schools, shopping, and the hospital. Don't miss out on this great location!**

Directions: **County Road 21 to Industrial Park Road to sign**

Exterior

Property Access: **Public Road, Year Round Road**
Area Influences: **Downtown, Hospital, Schools**
View:
Topography: **Sloping, Wooded/Treed**
Restrictions: **None**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service, Electricity**
Acres Clear:
Lot Front (Ft): **207.32**
Acres Waste:
Lot Depth (Ft):

Sewer: **None**
Water Treatment:
Location: **Urban**

Acres Workable:
Lot Size: **2.04 Acres**

Property Information

Legal Desc: **PT LT 13 CON 9 DYSART PT 1 19R9253; S/T H152226 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**
Zoning: **CH24**
Assess Val/Year: **\$25,500/2024**
PIN: **391740435**
ROLL: **462401200004395**
Possession/Date: **Flexible/**
Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **min 5%**

Brokerage Information

List Date: **04/03/2024**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 04/03/2024

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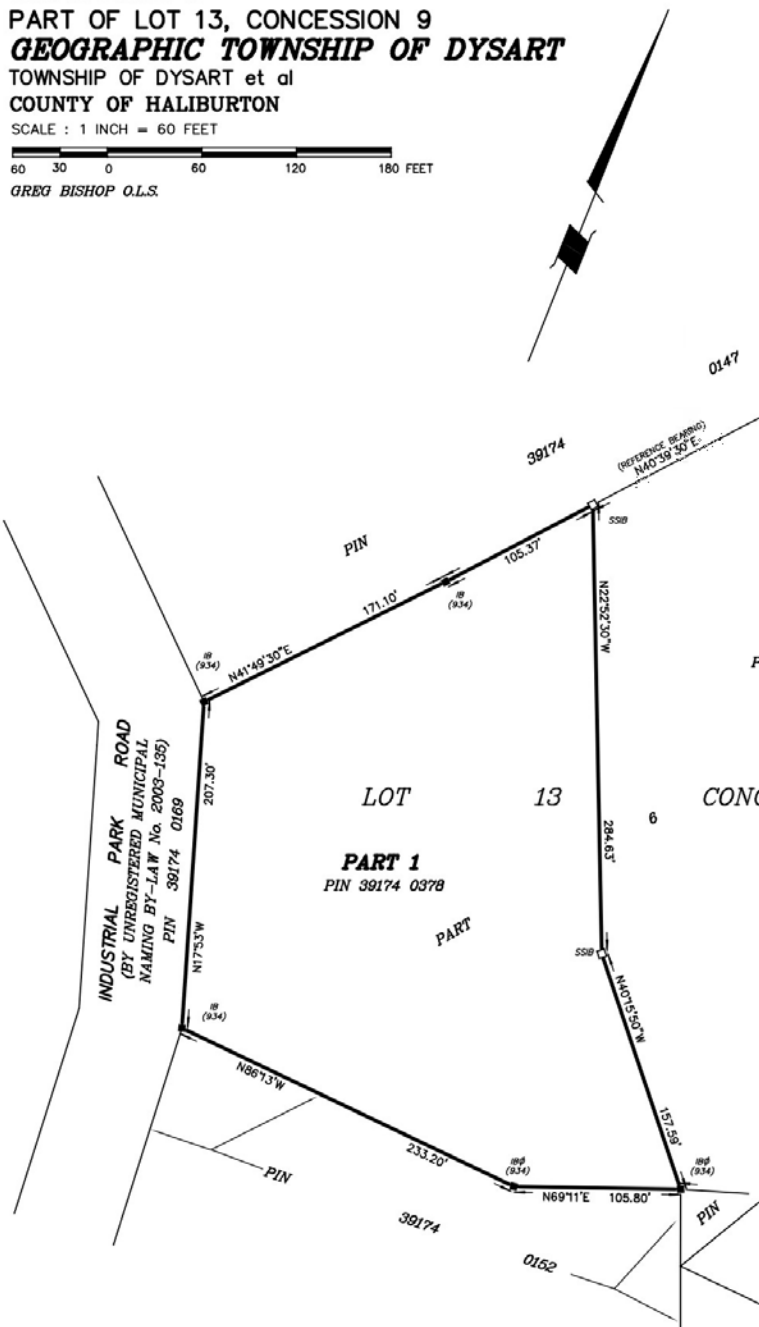
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PLAN OF SURVEY OF
PART OF LOT 13, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF DYSART
TOWNSHIP OF DYSART et al
COUNTY OF HALIBURTON

SCALE : 1 INCH = 60 FEET

60 30 0 60 120 180 FEET

GREG BISHOP O.L.S.



BEARING NOTE
BEARINGS ARE ASTROMOMIC AND DERIVED FROM THE
NORTHERLY LIMIT OF PART 6, PLAN 19R-7817 HAVING
A BEARING OF N40°39'30"E AS SHOWN THEREON.

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

Feb 17, 2011
DATE

Greg Bishop
GREG BISHOP

IMPERIAL: DISTANCES SHOWN HEREON
ARE IN FEET AND CAN BE CONVERTED
TO METRES BY MULTIPLYING BY 0.3048.

PLAN19R- 9253

RECEIVED AND DEPOSITED

FEB. 17, 2011

"K. ROBERTS" A. DEP.

LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF HALIBURTON (No. 19)

SCHEDULE

| PART | LOCATION | REGISTRATION | AREA |
|------|------------------------------|---------------------------|-----------|
| 1 | PART OF LOT 13, CONCESSION 9 | PART OF PIN 39174 0378 | 2.035 Ac. |

LEGEND

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- SB DENOTES STANDARD IRON BAR.
- SSB DENOTES SHORT STANDARD IRON BAR.
- IP DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- IRB DENOTES ROUND IRON BAR.
- WT DENOTES WITNESS.
- (G34) DENOTES G.BISHOP O.L.S.
- (W34) DENOTES H.C.BISHOP O.L.S.
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (PW) DENOTES PAUL WILSON O.L.S.
- (M) DENOTES MEASURED.
- (P) DENOTES PLAN19R-7817.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED JUNE 11, 2010.

JUNE 17, 2010.
HALIBURTON, ONTARIO.

Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

CONCESSION
LOT 64
REGISTERED
PLAN No. 623

GREG BISHOP
ONTARIO LAND SURVEYOR
BOX 985, HALIBURTON, ONTARIO K0M 1S0
PHONE (705) 457-4558

Industrial Park Road, Haliburton



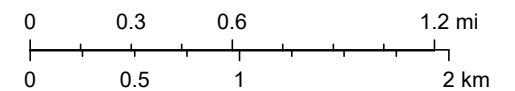
March 25, 2024

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Scale: 1:36,112



Industrial Park Road, Haliburton



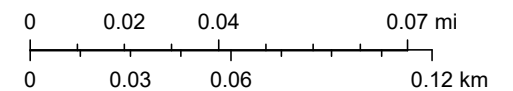
March 25, 2024

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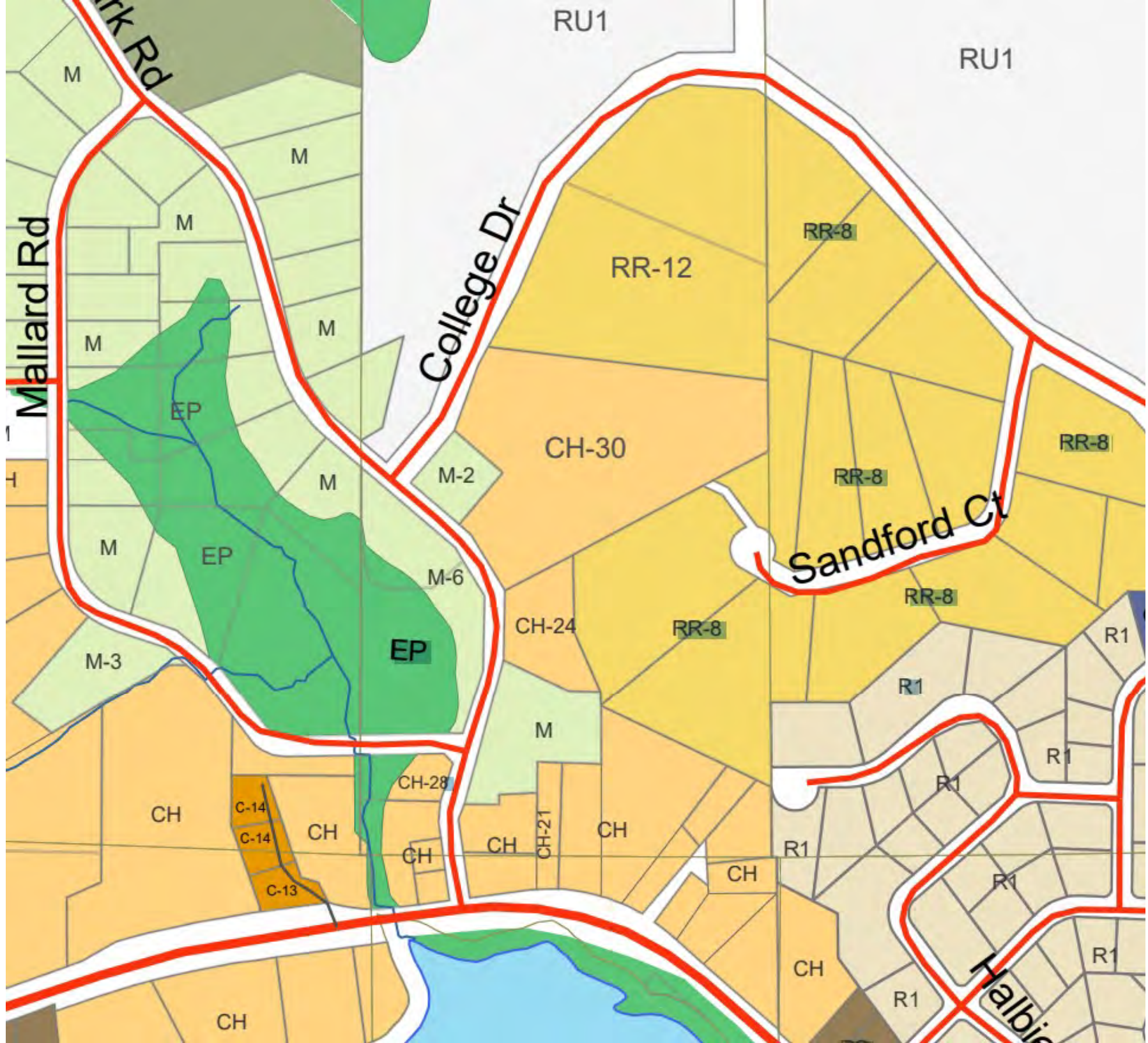
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Section 7 COMMERCIAL ZONES

Commercial Zones include the following:

| | |
|-------------------------|----|
| General Commercial Zone | C |
| Highway Commercial Zone | CH |
| Tourist Commercial Zone | CT |

Section 8.2 of this By-law requires certain setbacks for industrial uses from CT Zones and residential buildings.

7.1 PERMITTED USES

In a Commercial Zone, no person shall use any lot or construct or use any structure for any purpose except for a use shown by an X in the following table to be a permitted use in that zone, subject to any applicable notes in the table.

| COMMERCIAL PERMITTED USES | C | CH | CT |
|--|----------|-----------|-----------|
| <i>Residential uses</i> | | | |
| <i>Dwelling unit in a non-residential building</i> | X | X | |
| <i>Accessory dwelling</i> | | | X |

| COMMERCIAL PERMITTED USES | C | CH | CT |
|---|--------------|--------------|-----------|
| <i>Accessory dwelling unit</i> | | | X |
| <i>Non-residential uses</i> (See notes at end of non-residential uses section) | | | |
| <i>Auditorium</i> | X | | |
| <i>Automobile service station</i> | X (a) | X | |
| <i>Bank</i> | X | X | |
| <i>Business office</i> | X | X | X |
| <i>Car wash</i> | X (a) | X (a) | |
| <i>Clinic</i> | X | X | |
| <i>Commercial garage</i> | | X | |
| <i>Commercial recreation park</i> | | X | X |
| <i>Commercial school or club</i> | X | X | |
| <i>Drive-through restaurant</i> | X | X | |
| <i>Dry cleaning or laundry outlet</i> | X | | |
| <i>Farm supply dealer</i> | | X | |
| <i>Funeral home</i> | X (a) | X | |

| | | | |
|--|-------|-------|---|
| Garden centre | | X | |
| Gasoline/propane retail facility (2011-83) | X (a) | X | |
| Home office | X | X | X |
| Any other home business | | X | X |
| Hotel | X (a) | X | X |
| Laundromat | X (a) | X (a) | X |
| Liquor licensed premises | X | X | X |
| Lodge | | X | X |
| Marina | | X | X |
| Merchandise service shop | X | X | |
| Neighbourhood store | X | X | X |
| Parking lot | X | | |
| Personal service shop | X | X | X |
| Printing shop | X | X | |
| Private park | | | X |
| Professional office | X | X | |
| Public use | X | X | X |
| Recreational camp | | | X |

| COMMERCIAL PERMITTED USES | C | CH | CT |
|--|----------|-----------|-----------|
| Recreational establishment | X | X | X |
| Restaurant | X | X | X |
| Retail lumber and building supply establishment | | X | |
| Retail store | X | X | X |
| Self-service storage building | | X | |
| Take-out restaurant | X | X | X |
| Vehicle agency | X (a) | X | |
| Veterinary clinic | | X | |
| Accessory retail store | | X | X |
| Open storage | X | X | X |
| Notes: (a) Only if served by a sanitary sewer system. | | | |

7.2 ZONE PROVISIONS

In a Commercial Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following table to be applicable in that zone, subject to any applicable notes in the table.

| COMMERCIAL ZONE PROVISIONS (See notes at end of table) | C | CH | CT |
|---|-------------------|----------------------|----------------------|
| <i>Lot area, minimum</i> | no minimum | 2,040 m ² | 2,040 m ² |
| <i>Lot frontage, minimum</i> | no minimum | 30 m | 60 m |
| <i>Dwelling units per lot, maximum</i> | 2 | 2 | not applicable |
| <i>Accessory dwellings plus accessory dwelling units per lot, maximum</i> | not applicable | not applicable | 1 |
| <i>Minimum water setback</i> | 30 m (a) | 30 m (a) | 30 m (a) |
| <i>Minimum lot line setback, front</i> | 1.5 m | 13.5 m (b) | 13.5 m (b) |
| <i>Minimum lot line setback, exterior side</i> | 1.5 m | 13.5 m (b) | 13.5 m (b) |
| <i>Minimum lot line setback, interior side</i> (By-law 2007-34) | no minimum (c) | 1.5 m (b), (d) | 7.5 m (b) |

| COMMERCIAL ZONE PROVISIONS (See notes at end of table) | C | CH | CT |
|---|--------------------------|-------------------------------|-------------------------------|
| <i>Minimum lot line setback, rear</i> (By-law 2007-34) | 7.5 m (e) | 7.5 m (b) | 7.5 m (b) |
| <i>Dwelling unit area, minimum</i> | 37 m ² (f) | 37 m ² (f), (g) | 37 m ² (f), (g) |
| <i>Structure height, maximum</i> | 12 m | 11 m | 11 m |
| <i>Naturalized open space, minimum percentage of lot area</i> | no minimum | 20% | 30% |
| <i>Open storage, maximum percentage of lot area</i> | 10% (h) | 35% (h) | 10% (h) |
| <i>Parking space setback from street line, minimum</i> | 1 m | 1 m | 1 m |
| <i>Parking space setback from lot line, minimum</i> | 4 m (i) | 3 m (i) | 3 m (i) |
| <i>Planting strip width, minimum</i> | 3 m (j) | 3 m (j) | 3 m (j) |

Notes:

- (a) If the *lot* was registered as of March 11, 2004 and has not been *altered* since, and a *main building* was located on the *lot* on that date, the minimum is 20 m.
- (b) If a *marina* that abuts a Residential *Zone*, the minimum is 30 m.
- (c) If the *interior side lot line* does not abut an Institutional or Commercial *Zone*, the minimum is 7.5 m.
- (d) If the subject *lot line* abuts a Residential *Zone*, the minimum is 4.5 m, subject to note (b) if applicable.
- (e) If the *rear lot line* abuts a Residential *Zone*, the minimum is 10.5 m. (2007-34)
- (f) If not a *bedsitting dwelling unit*, the minimum is 37 m² plus 13.5 m² for each bedroom, subject to note (g) if applicable.
- (g) If an *accessory dwelling*, the minimum is 55 m²
- (h) If the *open storage* is *accessory* to a *marina* in the CT *Zone* or to a *vehicle agency*, no maximum.
- (i) If the *lot line* abuts a *zone* that is not a Residential *Zone* or a *lot* with no *residential use*, no minimum.
- (j) A *planting strip* is required only along those parts of an *interior side lot line* or a *rear lot line* that abut a Residential *Zone* or a *lot* with a *residential use*.

7.3 COMMERCIAL EXCEPTION ZONES

7.3.1 C Exception Zones

7.3.1.1 C-1 Exception Zone (By-law 2010-123)

Despite any provision to the contrary of Section 7, or any other provision of this By-law, within the C-1 Exception *Zone* the following provisions shall apply:

- an *accessory dwelling*
- a business office
- a *garden centre*
- a *retail store*
- *open storage*

(b) *Zone provisions:*

All *zone provisions* applicable to the CH *zone* except as follows:

- *accessory dwellings per lot*, maximum: 1
- *planting strip width*, minimum: 0 metres

(c) All other provisions of this By-law applicable to a CH *zone* shall apply.

7.3.2.24 CH-24 Exception Zone (By-law 2010-121)

Despite any provision to the contrary of Section 7, or any other provision of By-law 2005-120 as amended, within the CH-24 Exception *Zone* the following provisions shall apply:

(a) Permitted uses:

Despite Section 7.1 of By-law 2005-120 as amended, the only *permitted uses* are as follows:

- a business office
- a *clinic*
- a *commercial school or club*
- a garden centre
- a *marina*
- a *merchandise service shop*
- a *personal service shop*
- a printing shop
- a professional office
- a *public use*
- a *recreational establishment*
- a *retail store*
- a *self service storage building*
- a *vehicle agency*
- *open storage*

(b) All *zone provisions* applicable to the CH *zone* shall apply.

(d) All other provisions of By-law 2005-120 as amended, as applicable to a CH *zone* shall apply.