

8 French Drive, Mono (Orangeville)

FOR MORE
INFORMATION
PLEASE CONTACT:

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LOCATION	Second Line/Highway 9
SIZE	+/- 7,200 sq. ft.
OFFICE SIZE	+/- 1,200 sq. ft.
SHIPPING	1 truck level (automatic leveler), 1 drive in door
POWER	200 amps / 600 volts
HEATING	Radiant
CLEAR HEIGHT	18'0" at centre
ZONING	ML (Special Light Industrial)
LOT SIZE	1.34 acres
ASKING PRICE	\$999,900
REALTY TAXES	\$23,000 (2009)



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FEATURES

- Newer freestanding facility attractive to many users
- Excellent curb appeal, with paved yard and landscaping
- Floor drains with oil interceptor
- Crane rails (one running length of building, the other halfway) and variety of cranes (three 1-ton cranes, one 3-ton crane, one 1/2-ton crane)
- Expansion capability
- Mezzanine in plant area

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SECTION 15(4)

SPECIAL LIGHT INDUSTRIAL ZONE (ML)

(4) (1) USES PERMITTED

No person shall within any ML Zone use any lot or erect, alter or use any building or structure for any purpose except a shopping centre containing one or more of the following ML uses, namely:

(a) RESIDENTIAL USES:

prohibited

(b) NON-RESIDENTIAL USES

All uses permitted in CM Zone (b) plus the following:

a body shop
a contractor's shop or yard
a fabricating shop
a fuel storage tank
a machine shop
a welding shop

(2) ZONE PROVISIONS amended Bylaw No. 96-25

(a) REQUIRED YARDS (minima)	Abutting Industrial Zone	Abutting any other Zone
(i) front yard depth	12.20 metres	12.20 metres
(ii) exterior side yard width	12.20 metres	12.20 metres
(iii) interior side yard width	7.63 metres	15.25 metres
(iv) rear yard depth	7.63 metres	15.25 metres

provided that no interior side yard or rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

- (b) LANDSCAPED OPEN SPACE (minimum) - 10%
- (c) LOT COVERAGE (maximum) - 70%
- (d) OPEN STORAGE AREA (maximum) - 35% of lot area
- (e) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (f) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (g) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

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SECTION 13A

COMMERCIAL-LIGHT INDUSTRIAL ZONE (CM)

(1) USES PERMITTED

No person shall within any CM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CM uses, namely:

(a) RESIDENTIAL USES

An accessory dwelling unit

(b) NON-RESIDENTIAL USES

an auctioneer's establishment

a banquet facility

a building supply yard

a business office

a clinic

a commercial garage

a display area for nurseries, greenhouses and automobile sales establishments

and open storage areas for building supply yards and automobile sales establishments

an equipment rental business

a farm produce outlet

a farm supply dealer

a financial institution

a manufacturing or assembling plant

a merchandise service shop

a funeral home

a motel or hotel

a nursery or greenhouse

a printing or publishing facility

a private club

a public use

a recreational establishment

a restaurant

a retail store

a retail outlet accessory to a permitted CM use

a variety or convenience store

a warehouse

a wholesale use accessory to a permitted CM use