

WELCOME TO
17, 19, 21 NAVY ROAD
\$141,000

JIM WELLER

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SPECIAL FEATURES /FURNISHINGS: Lot Size 11035 Lot 18,19,20 Block 4 Plan 3984 Taxes \$3528

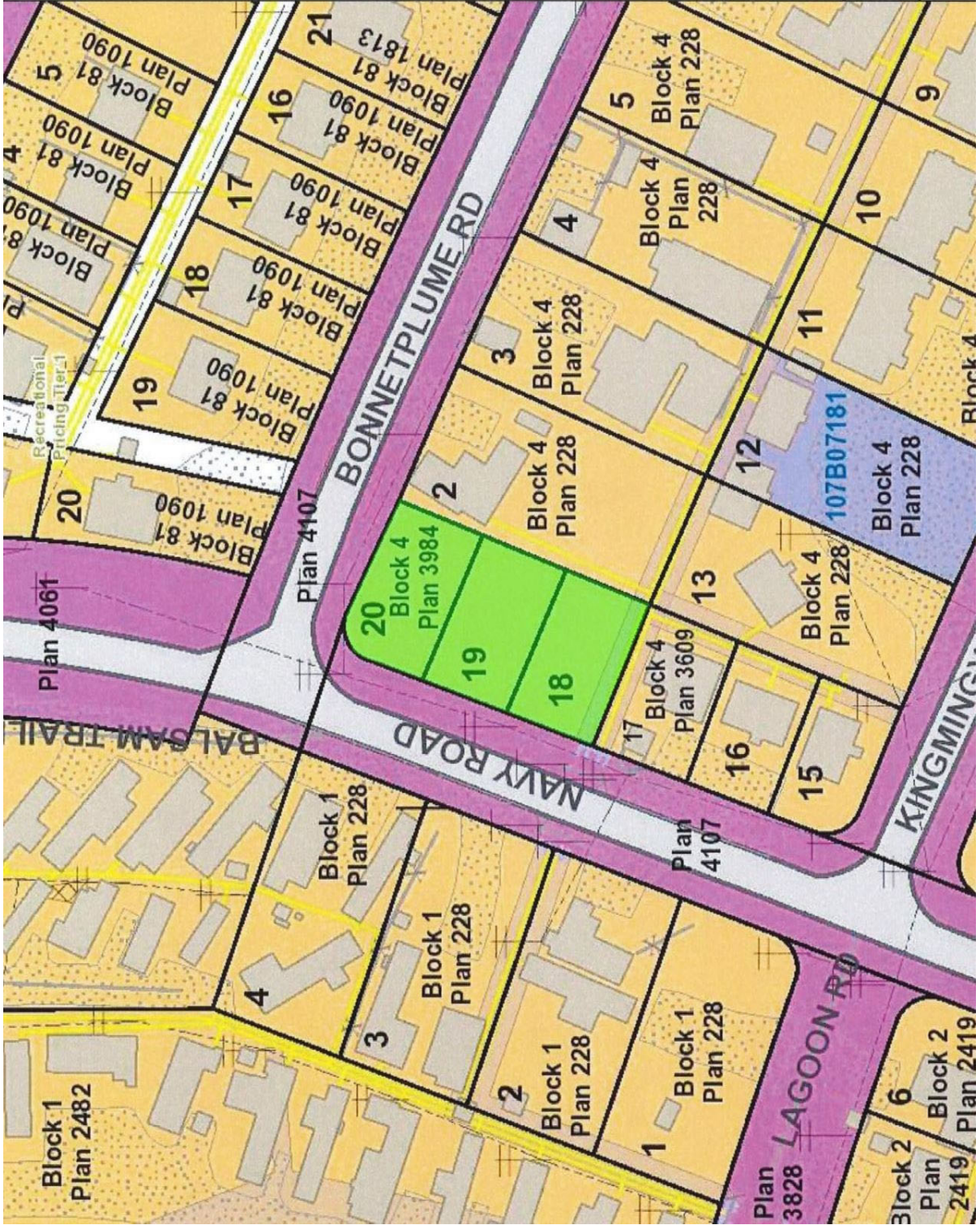
This 75' X 150' corner lot has been subdivided into three smaller parcels.

The R2 zoning allows for a multi-family development (row housing or apartment building). Other approved uses are duplexes, group homes, or a senior's residence.

Conditionally, three single family homes could be built there as well.

The property is fully serviced, flat, cleared and ready to build on.

NAVY RD

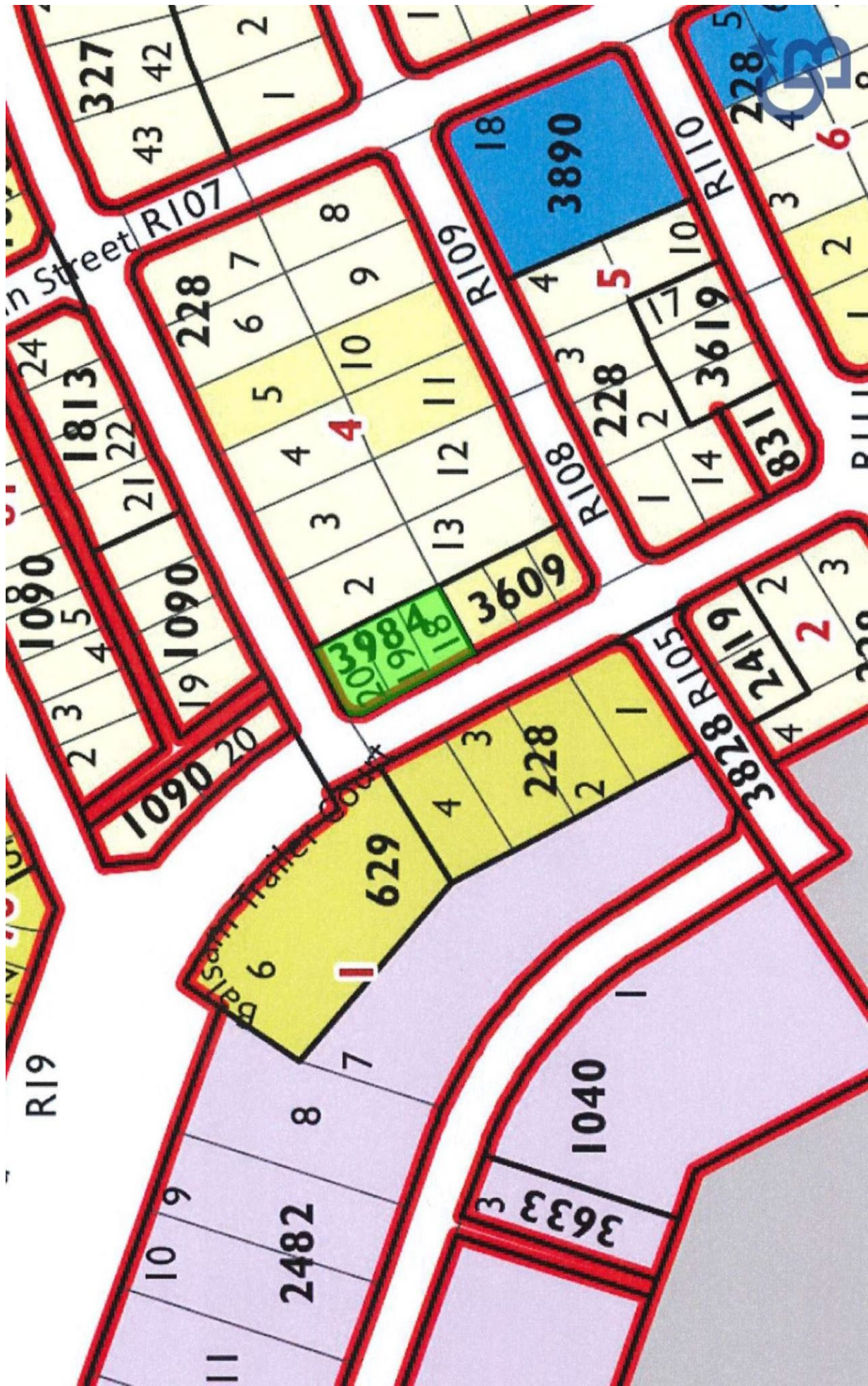


Legend

- Block Land Transfer Boundaries
- Municipal Boundaries
- Development Areas
- Recreational Pricing Tiers
- Condominium Units
- Surveyed Parcels
- Building Footprints
- Structure Points
- Antennas
- Bridges, Culverts
- Hydrants
- Lights
- Manhole Covers
- Markers
- Poles
- Power Poles
- Satellite Dishes
- Signs
- Towers
- Structure Lines
- Bridges, Culverts
- Docks, Retaining Walls, Ramps
- Fences, Gates, Guide Rails
- Gates
- Guard Rails
- Pipelines (Subsurface)
- Pipelines (Surface)
- Overhead Wires
- Structure Polygons
- Disturbed Areas
- Docks, Retaining Walls, Ramps
- Bridges
- Transportation Lines

Scale 1: 1,000
 25 metres

March 14, 2024
 UTM Zone: 08



6.2 R2 – Residential Medium Density

The general purpose of this zone is to permit medium density residential development such as row housing and apartment buildings, with the possibility of some other uses compatible with the permitted uses.

2) Permitted Uses

- a. Duplex dwelling;
- b. Multiple unit dwellings (row housing);
- c. Multiple unit dwellings (apartments);
- d. Group Homes;
- e. Senior citizen and long term care homes;
- f. Park and/or playground that serve specific residential developments;
- g. Religious establishments;
- h. Home occupations;
- i. Public or semi-public buildings and uses serving the immediate area;
- j. Public utility buildings and installations; and
- k. Accessory buildings and uses.

3) Conditional Uses

- l. Single detached dwelling;
- m. Manufactured home;
- n. Bed and Breakfast establishments; and
- o. Other uses which are considered by Council to be similar in character and purpose to the uses listed above as part of a Medium Density Residential Zone (R2).