

CALABOGIE

Mobile Home Park



FOR SALE



**CUSHMAN &
WAKEFIELD**
Waterloo Region

8

Trailer Lane
Calabogie, ON



Acres: 2.937	Zoning: R1 (residential 1) <small>*mobile home park use grandfathered</small>
Hydro: New Electrical	Taxes: \$1,463.75 (2022)
Water: Well	Possession Date: Flexible
Septic: Adequate	Asking Price: \$350,000

Opportunity to purchase a 7-unit Mobile Home Park with Residential Redevelopment Potential on 2.937 acres. Strategically located in the four-season ski village of Calabogie Ontario, the site is in close proximity to Calabogie Lake, Calabogie Summer Farmers Market, Calabogie Ski Resort/ Ironwoods Golf Course, Calabogie Motorsports Park, and an elaborate trail system for hikers, cross country skiers along with ATV & Snowmobile enthusiasts. Continue to operate as a Mobile Home Park with 2 of the 7 units rented or convert to a residential building lot.

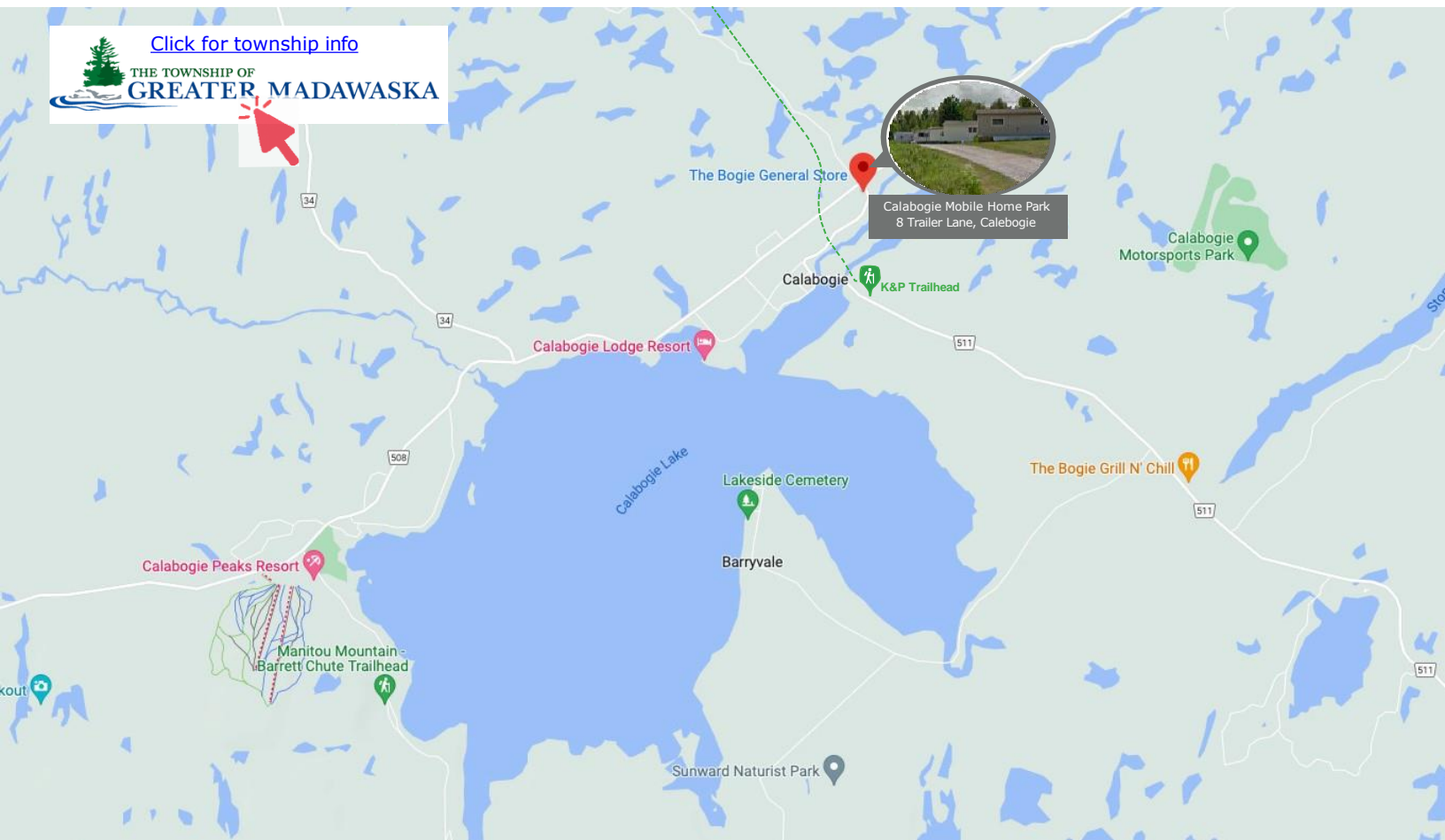
- Within seconds to Kingston & Pembroke Hiking trail
- 3 Mins to Calabogie Lake
- 3 Mins to Calabogie Summer Farmers Market
- 8 mins to Calabogie Ski Resort & Ironwoods Golf Course
- 9 mins to Calabogie Motorsports Park
- 1 Mins to Calabogie Highlands Golf Resort

FOR SALE

Location Overview



[Click for township info](#)
THE TOWNSHIP OF
GREATER MADAWASKA



ZONING

SECTION 5.0 - REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONE

1. PERMITTED USES

No person shall use land or erect or use a building or structure in any R1 Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- group home

2. ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any R1 Zone except in accordance with the following provisions:

(a) Lot Area (minimum):

- | | |
|--|-----------------|
| - single detached dwelling/group home | 2025 sq. metres |
| - duplex dwelling | 3065 sq. metres |
| - semi-detached dwelling | 3065 sq. metres |
| - semi-detached dwelling (each unit on a separate lot) | 1532 sq. metres |

(b) Lot Frontage (minimum)

- | | |
|--|-----------|
| - single detached dwelling/group home | 30 metres |
| - duplex dwelling | 30 metres |
| - semi-detached dwelling | 40 metres |
| - semi-detached dwelling (each unit on a separate lot) | 20 metres |

(c) Front Yard Depth (minimum) 7.5 metres

(43-2005)

(d) Exterior Side Yard Width (minimum) *4.0* metres

(e) Interior Side Yard Width (minimum)

- | | |
|---------------------------------------|----------|
| - single detached dwelling/group home | 3 metres |
| - duplex dwelling | 3 metres |
| - semi-detached dwelling | 3 metres |
| - semi-detached dwelling | |

	(each unit on a separate lot)	Requires Interior or Exterior Side Yard on One Side Only.
(f)	Rear Yard Depth (minimum)	7.5 metres
(g)	Dwelling Unit Area (minimum)	
	- single detached dwelling/group home	75 sq. metres
	- duplex dwelling (per unit)	65 sq. metres
	- semi-detached dwelling (per unit)	65 sq. metres
(h)	Lot Coverage (maximum)	35%
(i)	Building Height (maximum)	10.5 metres
(j)	Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.	
(k)	Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.	
(l)	Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.	
(m)	Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.	
(n)	Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.	

3. **EXCEPTION ZONES**

(a) **Residential One - Exception One (R1-E1)**

Notwithstanding Section 5.2(a) to the contrary, for those lands described as part of Lot 18, Concession X, in the geographic Township of Bagot and delineated as Residential One-Exception One (R1-E1) on Schedule "D" (Inset #4) to this By-law, the minimum lot area for a single detached dwelling shall be 960 square metres.

(b) **Residential One - Exception Two (R1-E2)**

Notwithstanding any provision of this By-law to the contrary, for those lands described as part of Lot 18, Concession X, in the geographic Township of Bagot and

delineated as Residential One-Exception Two (R1-E2) on Schedule “D” (Inset #4) to this By-law, the following provisions shall apply:

- i) Residential Uses Permitted
 - multiple dwelling
- ii) Non-Residential Uses Permitted:
 - retail store permitted on ground floor not to exceed 310 square feet.
- iii) Dwelling - multiple: means a residential building containing a maximum of five dwelling units.
- iv) Dwelling Unit Area (minimum)
 - two bedroom dwelling unit 49 square metres
 - three bedroom dwelling unit 75 square metres
- v) Lot Area (minimum) 1000 square metres
- vi) Front Yard Depth (minimum) 0.1 metres
- vii) Parking (minimum) 1.5 spaces per dwelling unit

(c) Residential One - Exception Three (R1-E3)

Notwithstanding any provision of this By-law to the contrary, for those lands described as part of Lot 18, Concession XI, in the geographic Township of Bagot and delineated as Residential One-Exception Three (R1-E3) on Schedule “D” (Inset #4) to this By-law, a bed and breakfast establishment shall be a permitted use.

(3-2004)

***(d)** Residential One – Exception Four (R1-E4)

Notwithstanding Sections 5.2(a) to the contrary, for those lands described as part of Lot 18, Concession XI, geographic Township of Bagot and delineated as Residential One-Exception Four (R1-E4) on Schedule “D” (Inset #4) to this By-law, the minimum required lot area shall be 600 square metres.*

(e) Intentionally
deleted

(4-2008)

***(f)** Residential One – Exception Six (R1-E6)

Notwithstanding Section 5.2(a) to the contrary, for those lands described as Lots 1 to 9 inclusive, on Plan 505 and Lots 25-34 inclusive and Lot 36 on Plan 440, in Part of Lot 18, Concession X, geographic Township of Bagot, and delineated as Residential One-Exception Six (R1-E6) on Schedule D (Inset #4) to this By-law, the minimum lot area for a single detached dwelling/group home shall be 1390 square metres.*

(g)

(21-2008)

***(h)** Residential One – Exception Eight (R1-E8)

Notwithstanding Section 5.1(a) to the contrary, for those lands described as Part of Lot 18, Concession X, geographic Township of Bagot, and delineated as Residential One-Exception Eight (R1-E8) on Schedule D (Inset #4) to this By-law, a cottage as defined by this By-law, shall be an additional permitted use.*

(17-2009)

***(i)** Residential One – Exception Nine (R1-E9)

Notwithstanding Section 5.1(a) to the contrary, for those lands described as Part of Lot 17, Concession X, geographic Township of Bagot, know municipally as 508 Blake Street and delineated as Residential One-Exception Nine (R1-E9) on Schedule D (Inset #4) to this By-law, a cottage as defined by this By-law, shall be an additional permitted use.*

(03-2011)

***(j)** Residential One – Exception Ten (R1-E10)

Notwithstanding anything in this By-law to the contrary, for those lands described as Part of Lots 108 and 109 and Part of Lots 114 and 116, Plan 156, geographic Township of Bagot, and delineated as Residential-Exception Ten (R1-E10) on Schedule D (Inset 4) to this By-law, the following provisions shall apply:

Permitted Uses

Multiple Attached Residential Units in one or more buildings (maximum)	14 units
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Zone Provisions

Lot Frontage (minimum)	18 metres
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On-Site Parking spaces (minimum)	16 spaces
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Water Setback (minimum)	16 metres
Side Yard setback from the adjacent Tourist Commercial Zone (TC) shall be	6 metres
Side Yard setback from the adjacent Residential One Zone (R1) shall be	9 metres

- (ii) Notwithstanding Section 3.22.1 (d) (i), for the lands described as Part of Lots 108 and 109 and Part of Lots 114 and 116, Plan 156, geographic Township of Bagot, and delineated as Residential-Exception Ten (R1-E10) on Schedule D (Inset 4) to this By-law, a parking area for a Residential use containing three or more dwelling units is located in the front yard.

(07-2015)

***(k)** Residential One – Exception Eleven (R1-E11)

Notwithstanding subsections 5.1(a) and 5.2(c) of this By-law to the contrary, for those lands described as Part of Lot 10, Concession 2, geographic Township of Griffith, and delineated as Residential One-Exception Eleven (R1-E11) on Schedule ‘A’ to this By-law, a minimum front yard setback of 5.0 metres shall be permitted and senior citizens housing shall be permitted as an additional use.

For the purposes of this subsection, Senior Citizens Housing means two or more separate apartment dwellings for senior citizens located on the same lot, which lot is retained under common ownership and is sponsored and administered by any public agency, service club, church or other profit or non-profit organization, which obtains its financing from Federal, Provincial or Municipal Government or by agencies, or by public subscription, donation, or residents’ payments, or by any combination thereof. Care may be provided to residents of the Senior Citizens Housing and to community seniors. Care shall mean (a) health care services, (b) rehabilitative or therapeutic services or (c) services to provide assistance with the tasks of daily living.*

(17-2019)

***(k)** Residential One – Exception Eleven (R1-E11)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E11 Zone, and being Lot 7 on Registered Plan 505, a Private Garage shall be a permitted use and the minimum lot area for a single detached dwelling/group home shall be 1390 square metres.*

(24-2019)

***(l)** Residential One – Exception Twelve (R1-E12)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the R1-E12 Zone, located in part of Lot 18, Concession 10, in the geographic Township of Bagot, the following shall apply:

- i) Interior Side Yard Width (minimum) for an existing private garage 1.5 metres.*

(49-2019)

*(m) Residential One – Exception Thirteen (R1-E13)

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Residential One-Exception Thirteen (R1-E13) Zone, located in Part of Lot 19, Concession 2, in the geographic Township of Blythfield, now in the Township of Greater Madawaska, the following provisions shall apply:

(i) Permitted Uses

- Row house dwelling
- Stacked row house dwelling

(ii) Provisions

- | | | |
|-----|---|-----------------|
| (a) | Lot Area (minimum) | 0 square metres |
| (b) | Lot Frontage (minimum) | 0 metres |
| (c) | Front Yard Depth (minimum) | 0 metres |
| (d) | Interior Side Yard (minimum) | 0 metres |
| (e) | Rear Yard Depth (minimum) | 0 metres |
| (f) | Dwelling Unit Area (minimum) | 0 square metres |
| (g) | Lot Coverage (maximum) | 100% |
| (h) | Building Height (maximum) | 15 metres |
| (i) | Parking Spaces (minimum) | 0 |
| (k) | Road frontage on an open maintained public road | not required |
- All buildings and structures shall be shown on a site plan approved by the Township of Greater Madawaska
- (l) Water and waste water services shall be provided by private communal systems.*

4. INTERIM USES AND STANDARDS (HOLDING)

(a) Residential One-Exception Ten-holding

Until such time as the holding symbol (-h) is removed from any of the lands located in Part of Lots 108 and 109 and Part of Lots 114 and 116, Plan 156, geographic Township of Bagot, and delineated as Residential-Exception Ten-holding (R1-E10-h) on Schedule D (Inset 4) to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure in accordance with the following:

(i) Permitted Uses

- Existing uses in existing locations
- Open space
- Passive recreation that does not require a building

(ii) Conditions for removal of the Holding Symbol (-h)

- The development shall comply with all municipal and provincial design, approval and construction and certification requirements and regulations for on-site water and on-site sewage disposal system
- The Owner enters into a Site Plan Agreement with the Municipality under Section 41(7) of the *Planning Act* that is executed and registered on title.*

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*REALTOR

**BROKER/SENIOR VICE PRESIDENT