



5491 Manotick Main Street

Manotick



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This is an awesome opportunity to invest in the Village of Manotick. Prime location on Manotick Main Street. It is situated close to the intersection of Manotick Main Street and Bridge Street and offers excellent visibility. Village Mixed use (VM9) zoning offers a variety of options and great investment potential in this 12,636.82 ft² (0.290 acre) approx property that is ideally located in Manotick Village. Great Bungalow on a Large Treed Lot overlooking the Scenic Back Channel of the Rideau River! Located steps to the shops & restaurants of Manotick Village! New A/C and furnace installed on June 5th 2020. This is a rare and fantastic opportunity to invest in the Village of Manotick and its growing community! VM9 zoning properties are rarely offered with many potential uses for small office, retail, etc.



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VM - VILLAGE MIXED-USE ZONE

PURPOSE OF THE ZONE

The purpose of the VM - Village Mixed-Use Zone is to:

- (1) permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan,
- (2) reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;
- (3) recognize the function of Business Improvement Areas as primary business or shopping areas; and
- (4) regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.

In the VM Zone:

Permitted Uses

(1) The following uses are permitted subject to:

(a) the provisions of subsection 229(2) to (5);

(b) outdoor storage is permitted subject to:

i) the principal building occupying 65% of the street frontage for a minimum depth of 3 m;

ii) not being located in a required yard; and

iii) being completely enclosed and screened from a public street, and from residential or institutional zones.

(c) retail store, retail food store and restaurant being located on the ground floor, and where located on the ground floor, they may also locate above the ground floor;

(d) all uses located on the ground floor having direct access to the street;

(e) a maximum of 10 residents is permitted in a group home.

(f) residential care facility is only permitted in the VM - Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick; (By-law 2013-58)

(g) no single commercial use can occupy by more than 2500 m² of gross leasable floor area on any lot in a VM zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2014-189)

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VM - VILLAGE MIXED-USE ZONE

PERMITTED USES:

- amusement centre
- animal care establishment
- animal hospital
- apartment dwelling
- low rise artist studio
- automobile rental establishment
- automobile service Station
- bank
- bank machine
- bar
- bed and breakfast
- catering establishment
- cemetery
- cinema
- click and collect facility (By-law 2016-289)
- community centre
- community health and resource centre
- convenience store
- day care
- detached dwelling
- diplomatic mission
- duplex dwelling (By-law 2010-307)
- dwelling unit
- emergency service
- funeral home
- gas bar
- group home
- home-based business
- home-based day care
- hotel
- instructional facility
- library
- linked-detached dwelling
- marine facility

PERMITTED USES:

- medical facility
- municipal service centre
- museum
- office
- park
- personal brewing facility (By-law 2019-41)
- personal service business
- place of assembly
- place of worship
- post office
- recreational and athletic facility
- residential care facility
- restaurant
- retail store
- retail food store
- retirement home
- retirement home, converted
- rooming house (By-law 2021-111)
- school
- additional dwelling unit
- semi-detached dwelling (By-law 2010-307)
- service or repair shop
- shelter
- sports arena
- stacked dwelling
- storefront industry (By-law 2018-171)
- theatre
- training centre
- three-unit dwelling
- townhouse dwelling (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
- urban agriculture (By-law 2017-148) (By-law 2018-206) (By-law 2019-338)



VM - VILLAGE MIXED-USE ZONE

Zone Provisions

(2) The zone provisions are set out in Table 229 below.

TABLE 229 - VM ZONE PROVISIONS

I Zoning Mechanism		II Provisions
(a) Minimum lot area (m ²)		1,350 m ²
(b) Minimum lot width (m)		20 m
(c) Front yard setbacks (m)	(i) minimum	No minimum
	(ii) maximum	3 m
(d) Corner side yard setbacks (m)	(i) minimum	3 m
	(ii) maximum	4.5 m
(e) Minimum interior side yard setbacks (m)	(i) abutting a residential zone	3 m
	(ii) abutting any other zone	No minimum
(f) Minimum rear yard setbacks (m)	(i) residential use building	25% of the lot depth, minimum of 7.5 m
	(ii) non-residential use and mixed use buildings abutting a residential zone	7.5 m
	(iii) all other cases	No minimum
(g) Building heights (m)	(i) minimum	6.7 m
	(ii) maximum	11 m
(h) Minimum width of landscaped area (m)		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped

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(3)The retail sales of automobiles may be provided only as an ancillary use to an automobile service station or gas bar, and must not exceed an amount equal to 10% of the lot area.

(4)It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

(5)In a VM Zone where a use changes from one permitted use to another permitted use and the minimum number of parking spaces required for the new use is greater than the minimum number of spaces required for the previous use, no additional parking spaces are required for the difference between what the previous use required and what the new use requires under this by-law, as long as the building envelope remains unchanged; for all other situations parking requirements are as per the use - related parking rates in Table101.(By-law 2016-249)

(6)For other applicable provisions, see Part 2- General Provisions, Part 3- Special UseProvisions, Part 4- Parking and Loading Provisions. (By-law 2016-249)

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(9) In the VM9 Subzone:

(a) The following uses are prohibited:

- apartment dwelling
- low rise
- automobile rental establishment
- automobile service station
- bed and breakfast
- cemetery
- detached dwelling
- diplomatic mission
- duplex dwelling
- funeral home
- gas bar
- group home
- linked-detached dwelling
- marine facility
- municipal service centre
- residential care facility
- retirement home
- retirement home, converted
- rooming house
- semi-detached dwelling
- shelter
- sports arena
- stacked dwelling
- three-unit dwelling
- townhouse dwelling
- urban agriculture (By-law 2017-148) (By-law 2018-206)

(b) Dwelling units are only permitted above the ground floor. (By-law 2016-47)

Presented By:



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