

Welcome to
0 Kensington Parkway
Brockville



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Team



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ROYAL LEPAGE
ProAlliance Realty, Brokerage
Independently Owned and Operated



0 Kensington Parkway

\$59,900

Rare Opportunity to buy 4 potential building lots on the corner of Kensington Parkway & Centennial Rd., overlooking Mac Johnson Wildlife Area. Needs to be serviced. 200' X 169' beautifully treed lot.

Additional details available at brockvillehouses.com

Lot Size: 200' X 169' Irregular

Taxes: \$1,358.16 (18')

LEGAL DESCRIPTION: PT LT 14 CON 2 ELIZABETHTOWN AS IN LR123660; BROCKVILLE, COUNTY OF LEEDS. **PIN:** 441820003
ARN: 080203007505200

Information as per City Planning Department

The subject land has the following items, amongst others to address:
Compliance with official plan;
Compliance with the zoning by-law;
Provincial Policy Statement (PPS), matters of Provincial Interest; CRCA;
Compatibility with surrounding neighbourhood—current and future;
Traffic volume and flow;
Site Servicing;
Lot servicing and grading;
Other applicable legislation;
A site Plan Control Agreement may be required depending upon the type of development (See O.P. Section 6.4.6 Site Plan Control)

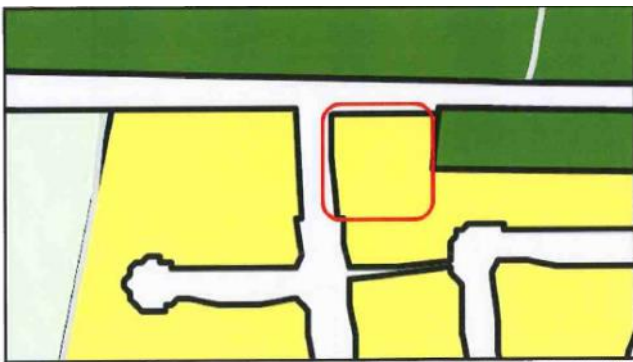
The following is a basic summary of the subject property.

Official Plan Designation:

The subject property is currently designated as "Neighbourhood Area" (Yellow).

"Neighbourhood Area" - See Schedule 1 and Section 4.3.
See 4.3.2 for permitted uses.

An Application for Amendment to the Official Plan for the City of Brockville is required.

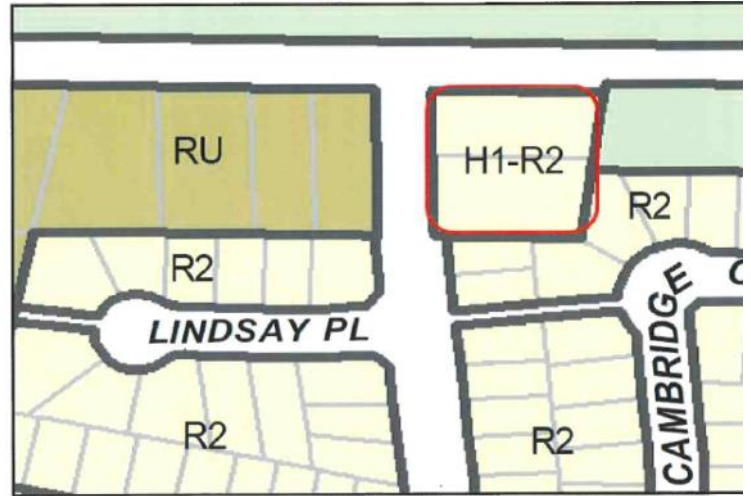


Excerpt from: City of Brockville Official Plan, Schedule 1

Zone: (City of Brockville Zoning By-law 050-2014):

The subject property is zoned a "H1-R2-Single Detached Residential Zone" (yellow) under the City of Brockville Zoning By-law 050-2014, as amended.
The H1-Holding Symbol refers to the need for servicing.

Permitted uses and zone provisions are set out in Section 5-Residential Zones, under City of Brockville Zoning By-law 050-2014, as amended.
An Application for Amendment to City of Brockville Zoning By-law 050-2014 is required.



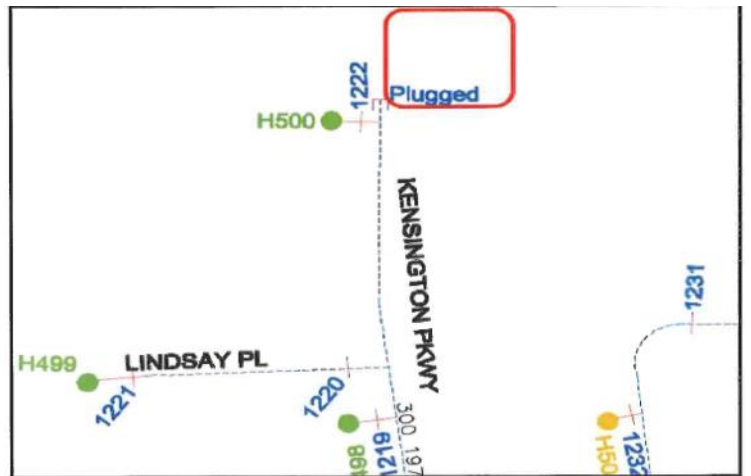
Excerpt from: City of Brockville Zoning By-law 050-2014, as amended, Schedule "A"-Map 17

Available Servicing:

Attached are plans showing the location and capacity of available servicing in the area of the subject lands.

Existing Water Servicing:

Available information indicates that there is no water service to the subject lands. However, the Operations Department should be consulted to confirm this information.



Existing Sewer Servicing:

Available information indicates that there is no sanitary service to the subject lands. However, the Operations Department should be consulted to confirm this information.

NOTE: Seller requires minimum irrevocable of 24 hours for all offers; 48 hours on weekends
Commission to Selling Office 2%

All information received from the Seller by the Listing Broker is believed accurate but not warranted.

For more info on this property visit www.brockvillehouses.com