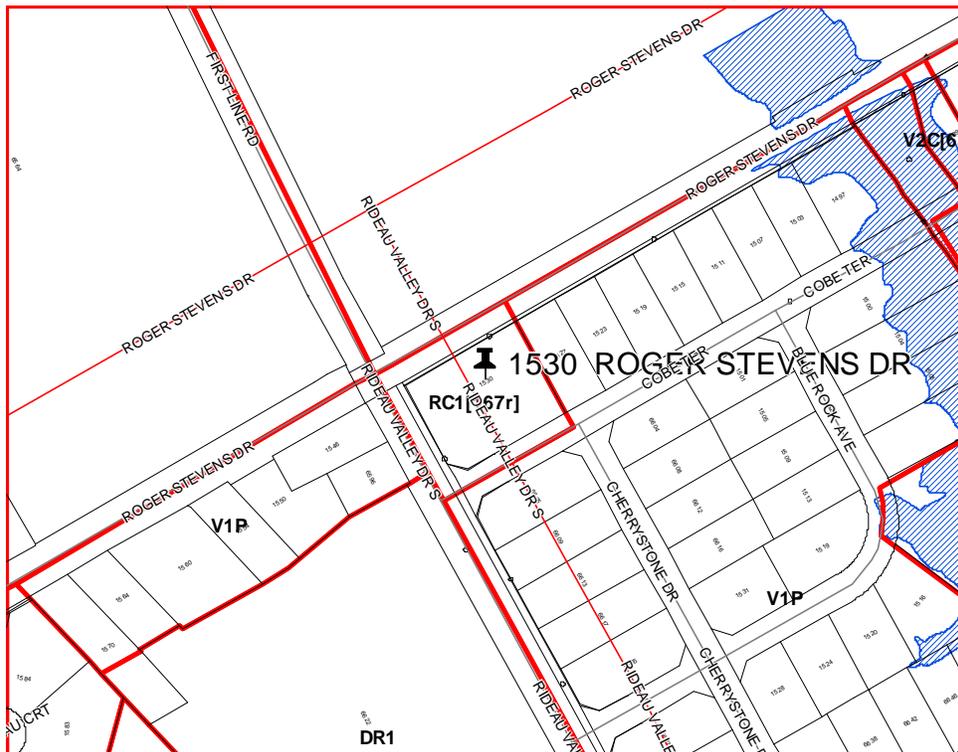


EMBRYLIN

ESTATES LTD.

COMMERCIAL LAND FOR SALE 1530 ROGER STEVENS DRIVE KARS (OTTAWA)

Description: On offer is a commercial building lot at the intersection of Roger Stevens Drive and Rideau Valley Drive which is the principal intersection leading to the village of Kars (part of the City of Ottawa). The land is flat and fully cleared. It abuts a residential sub-division to the north and east. It offers excellent visibility to all approaching traffic.



Lot Area: The land comprises 1.43 acres or .5787 hectares. It enjoys 278 feet of frontage on Roger Stevens Drive and 225 feet of frontage on Rideau Valley Drive.



Legal Description: Plan 4M-616 Blk 57

Zoning: The property is zoned RC 1 (167r) which is a rural commercial zone permitting the development of highway and recreational commercial uses which serve the rural community and visiting public. The following uses are permitted.

- amusement centre
- amusement park
- animal care establishment
- animal hospital
- artist studio
- automobile rental establishment
- automobile dealership
- automobile service station
- bar
- campground
- car wash
- detached dwelling
- dwelling unit
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- hotel
- kennel
- parking lot
- restaurant

retail store

office

recreation and athletic facility

The following conditional uses are permitted

provided that they are located in the same building or on the same lot as a permitted use;

bank machine

convenience store

drive-through facility

personal service business

Outdoor storage is permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones.

Some explanations are needed to fully understand the permitted uses and the following definitions are helpful.

Amusement centre means an indoor entertainment facility providing for amusement, diversion or pastime, including a video game or pinball arcade; bingo hall; bowling alley; billiard hall or pool hall.

Amusement park means an indoor or outdoor entertainment facility providing for a range of activities and recreation, including a zoo or aquarium; electronic or mechanical rides such as a sports-adventure and participation games such as a laser tag; paintballing; batting cage; or miniature golf facility.

Animal care establishment means an establishment for the caring, grooming and training of household pets, but does not include a **kennel** or an **animal hospital**.

Animal hospital means a facility:

- (a) operated by one or more licensed veterinarians and associated staff;
- (b) providing medical, surgical, grooming or similar services solely for household pets, but may include livestock where this use is permitted in a rural or industrial **zone**; and
- (c) providing shelter in conjunction with the hospital only during the period of recovery.

Automobile service station means a **place** that:

- (a) has one or more service bays or facilities for a mechanic to service and repair motor vehicles other than **heavy vehicles**, which may also retail fuel and other automotive products; or
- (b) has one or more service bays which provide one or more single or specialized service product installation for motor vehicles other than **heavy vehicles** such as mufflers or oil changes; and
- (c) may include sales of motor vehicles other than heavy vehicles in association with the automobile service station.

Bar means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the **public** for consumption on the premises, and includes a pub.

Gas bar means a **place** that retails automotive fuel along with small amounts of other automotive-related products such as pre-packaged motor oil or windshield washer anti-freeze, and may include the **accessory** sale of convenience items or food.

Convenience store means a **retail store** where a range of day-to-day items such as newspapers, confections, foodstuffs, sundries and other such household items are sold in small quantities.

Drive-through facility means a premises used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses.

Personal service business means a **place** where:

- (a) a service is performed for the personal grooming and personal effects or clothing of the consumer, including a hair styling salon; tattoo and piercing parlours; spa; tanning salon; shoe repair shop; dry cleaning outlet and **accessory** dry cleaning equipment; laundromat; tailor shop or dressmaker shop; or massage therapy service but excluding a body rub parlour;
- (b) a consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator, or
- (c) other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service, including self-service operations.

Office means a **place** used by an agency, business or organization for:

- (a) the transaction of administrative, clerical, data processing or management business;
- (b) the practice of a profession other than a **medical facility**; or
- (c) the provision of government or social services and other similar services. (bureau)

Recreational and athletic facility means a **public place** designed and equipped with facilities such as a swimming pool, squash or tennis courts, gymnasias, weight-lifting and exercise rooms and used for recreational, fitness or athletic pastimes, and may include an **ancillary** sports field or sports arena.



Soil Conditions: Soil conditions in the abutting sub-division are a mix of gravel, sand and clay.

Environmental Conditions: There is no environmental report on the property. To the best of the knowledge of the owners, the land has never been developed.

Property Taxes: \$3,764.76 (2009)

Information on Kars:

Kars is a delightful village located in the south of Ottawa on the banks of the Rideau River. It has a very small CBD consisting of a gas station and a general store. The community is badly in need of more retail services. The village has grown substantially in the last decade as a bedroom community for central Ottawa. The population in 2006 was 424 which is a 23% increase from 2001.

Notwithstanding the small size of the community, the road network leading to Kars handle sizable traffic volumes only partly related to the presence of the village. Roger Stevens Drive is major east-west arterial feeding Highway 416. It is used by most residents coming or going to Osgoode, Metcalfe, Vernon and Greely. Average 24 hour traffic volumes in 2007 were 6400 vehicles.

Price: \$318,000

FOR FURTHER INFORMATION

CONTACT

TERRY MCLAUGHLIN

613-821-0768 EXT 223

www.embrylin.ca