

FOR LEASE

Retail & Office

197 Pinehurst Road

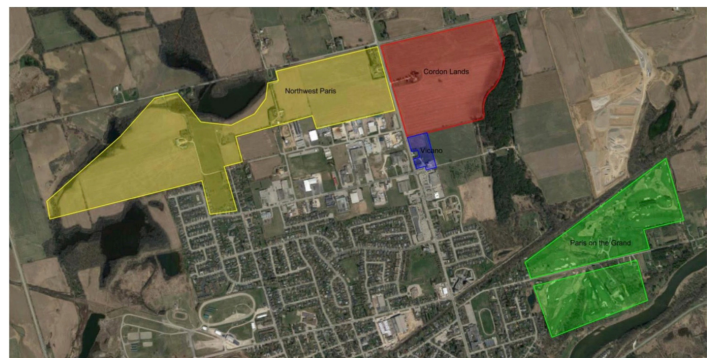
Paris, ON

New Neighbourhood Commercial Centre in Paris Ontario's growing North End

Fueled by Places to Grow Legislation, new housing construction within the next three years will increase the population by an excess of 8,000 within a two Kilometer radius.

In North Paris, Ontario - directly beside Paris Commercial Corridor.

Great location with commercial amenities and neighbouring residential development.



The County of Brant has a current allotment of 745 housing units.

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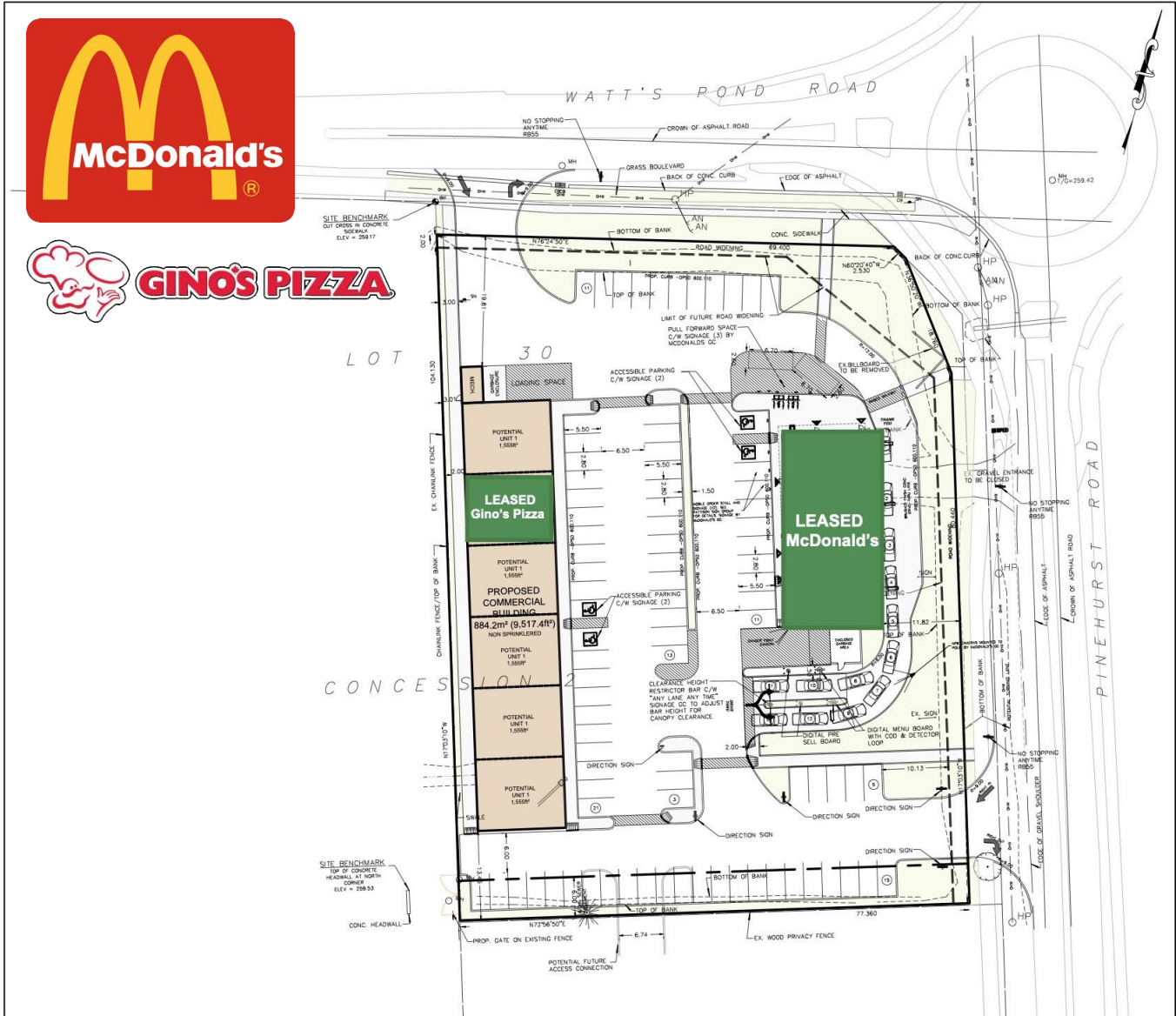
RE/MAX

COMMERCIAL®

www.eddoucet.com

519-753-4663 | EDDOUCET@REMAX.NET

197 Pinehurst Road | Projected Site Plan



- 1,558 sq.ft. \$25.00 psf Net (end cap)
- 1,563 sq.ft. \$23.00 psf Net (inline)
- 3,126 sq.ft. \$23.00 psf Net
- 4,689 sq.ft. \$23.00 psf Net
- 6,252 sq.ft. \$23.00 psf Net

ED DOUCET, Broker of Record
 RE/MAX Twin City Realty - Doucet Group
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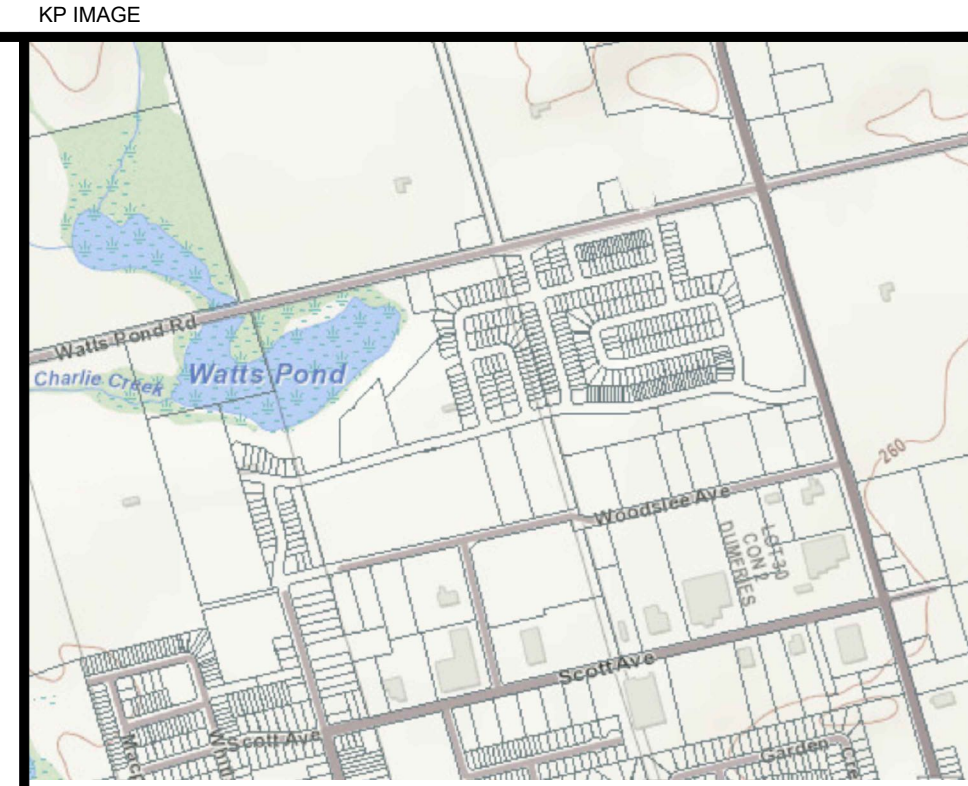
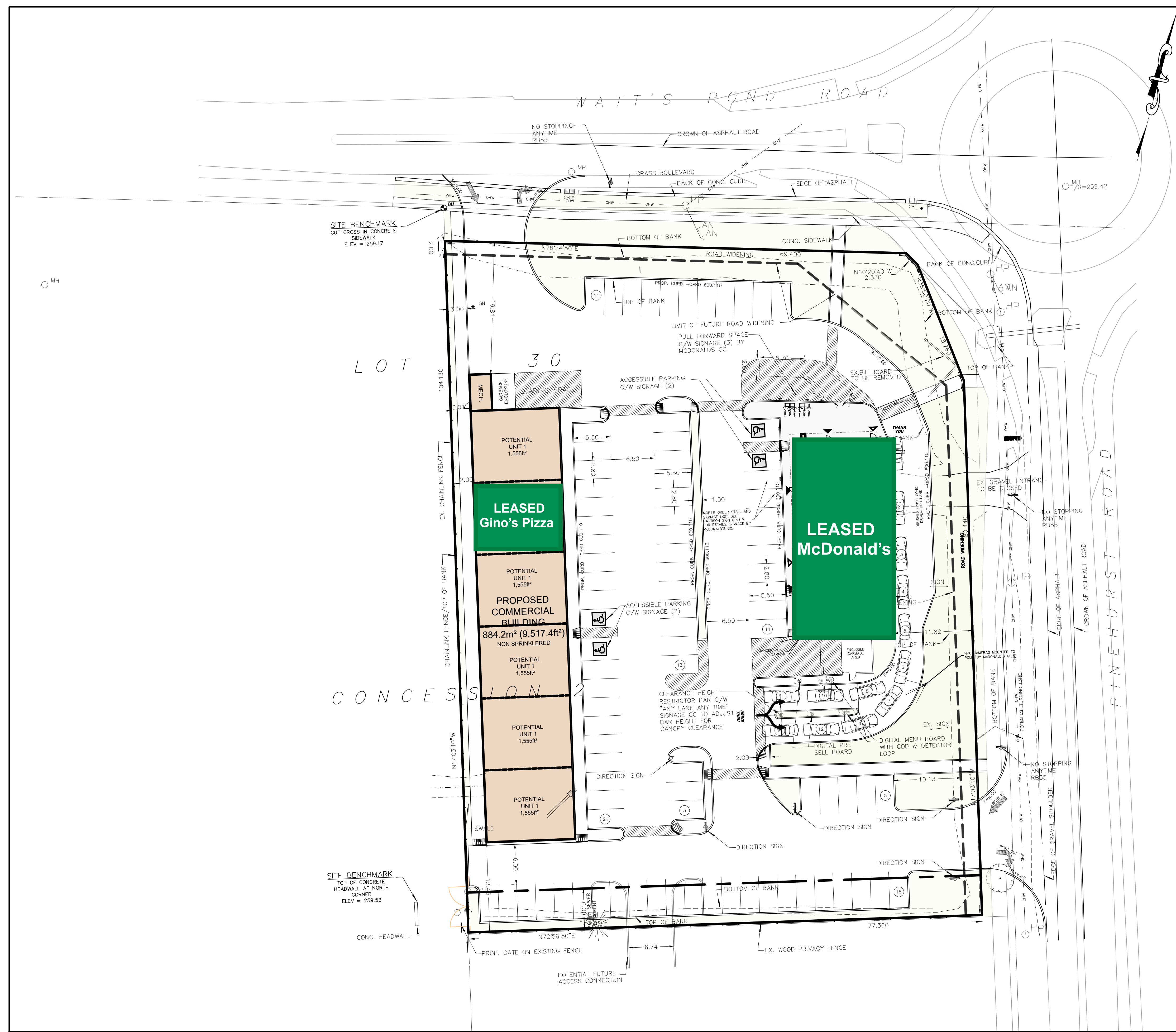


SITE STATISTICS

ZONING CATEGORY	ZONING REQUIREMENTS	PROPOSED
REQUIREMENTS		
MINIMUM LOT AREA	0.1 ha	0.75 ha
MINIMUM LOT FRONTAGE	15.0m	74.7m
MAXIMUM LOT COVERAGE	60.0%	20.0 %
LANDSCAPE AREA	10.0%	---
MAXIMUM BUILDING HEIGHT	12.0m	---
FRONT YARD SETBACK	6.0m	19.8m
REAR YARD SETBACK	3.0m	13.4m
SIDE YARD		
INTERIOR	3.0m	3.1m
EXTERIOR	6.0m	11.2m

SITE STATISTICS

ZONING CATEGORY	ZONING REQUIREMENTS	PROPOSED
PARKING REQUIREMENTS		
WAREHOUSE PHASE 1	1 / 10 m ²	42
CONVENIENCE STORE	1 / 25 m ²	6
DRY CLEANING & LAUNDROMAT	1 / 25 m ²	3
FINANCIAL INSTITUTION	1 / 25 m ²	6
RETAIL STORE	1 / 25 m ²	6
PERSONAL SERVICE ESTABLISHMENT	1 / 50 m ²	3
MEDICAL OFFICE	1 / 15 m ²	10
TOTAL=		76 90



KEY PLAN

NOTES

1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY SANDS SURVEYING AND DRAFTING.
2. THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMAINS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FROM DAMAGE TO SAME.
3. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
4. REMOVE CURBS AND POUR NEW CURBS FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED AND / OR MADE GOOD.
5. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR PART OF A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL).
6. ABANDONED ENTRANCES TO BE REMOVED AND CURBS / SIDEWALKS RESTORED AS REQUIRED.
7. ACCESSIBLE PARKING SPACES TO BE INDICATED WITH PAINTED SYMBOL ON ASPHALT AND EITHER POLE-MOUNT OR BUILDING-MOUNT SIGNS AS PER IMAGE BELOW AND IN ACCORDANCE WITH LOCAL BY-LAWS.

REV.	DESC.	DATE	APPROV BY
3			
2			
1			
0	INITIAL RELEASE	2020.05.05	---

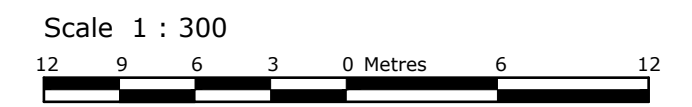
PROJECT

PROPOSED SITE PLAN OF

PART OF LOT 30
CONCESSION 2
COUNTY OF BRANT

197 PINEHURST ROAD
BRANT, ONTARIO

CITY FILE NO. NA



UNITS & CONVERSION

ALL DIMENSIONS IN METRES.
(CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B", BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999603.

ANTECH DESIGN & ENGINEERING GROUP

Engineers and Urban Planners

25 King Street, Brantford, ON. N3T 3C4
www.antechedesign.com

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CLIENT

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SURVEY SYMBOLS		STORM, SANITARY, WATER SERVICE SYMBOLS		FIRE HYDRANT		UTILITY SERVICES SYMBOLS		GRADING SYMBOLS		OTHER SYMBOLS		UNDERGROUND SERVICES		PROPERTY LINES	
■ FOUND MONUMENTS	PL REGISTERED PLAN	INV = ## PIPE INVERT DIM.	○ WH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY	○ MH-S MANHOLE - SANITARY
○ SET MONUMENTS	OU ORIGIN UNKNOWN	○ WH-ST MANHOLE - STORM	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE	○ CBM-H CATCH BASIN MANHOLE
M IRON BAR	M MEASURED	○ WH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO	○ MH-H MANHOLE - HYDRO
SB STD. IRON BAR	PROP PROPORTIONED	○ WH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL	○ MH-B MANHOLE - BELL
SSB SHORT STD. IRON BAR	WT WITNESS	○ WH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC	○ MH-F MANHOLE - FIBER OPTIC
CC CUT CROSS	BM BENCHMARK	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED
N&W NAIL & WASHER	oP IRON PIPE	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED	○ MH UN-SPECIFIED

DRAWN	CHECKED	DATE
CHM	JAB	2020.05.05

SHEET: SHEET V101 OF

SITE PLAN

DRAWING NO. 201605 - V101

REV. 0

197 Pinehurst Road, Paris, ON



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Brant's Commercial Expert

197 Pinehurst Road, Paris, ON

Paris, Ontario, a community with a population of about 12,310 people, is situated on the banks of the Grand River, about an hour's drive from Toronto. Paris is a beautiful, peaceful town, nestled in the heart of southwestern Ontario. It's (also) been called "the prettiest town in Canada" for good reason. Paris is located partially on a steep hill that makes for some great vistas of the Grand River greenspace, which winds through the center of town. Historic buildings, small shops, charming restaurants, cobblestone walkways and copious trails make this charming for both residents and visitors. Paris is full of century homes suitably close to the river, and there are new subdivisions under development constantly, along the edge of town. For those looking for something nearby and a little different, there are excellent adult lifestyle communities not far outside of Paris. Paris's retirement homes offer world-class care and living, in a small town setting, where fees are more affordable than in some larger cities in the province.



A critical indicator for growth in this area...

"The County of Brant is proceeding with a Municipal Class Environmental Assessment (Class EA) to consider improvements to Grand River Street North between Watts Pond Road and William Street and along Paris Links Road. The Study will include a review of existing traffic, planned development growth, safety, natural heritage and environmental considerations. The goal is to effectively accommodate all road users including residents, visitors, institutions and businesses."

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C2 General Commercial Zone:

- Assembly Hall
- Auditorium
- Automobile Repair Garage
- Automobile Sales or Rental Establishment
- Automobile Service Station
- Bakery
- Bulk Sales Establishment
- Car Wash
- Convenience Store
- Day Care
- Drive-Through Facility
- Dry Cleaning and Laundromat
- Financial Institution
- Florist Shop
- Funeral Home
- Grocery Store
- Home Improvement Centre
- Hotel
- Mobile Refreshment Cart
- Museum
- Nursery and Garden Centre
- Office, Business/Professional
- Office, Medical
- Office Supply Outlet
- Personal Service Establishment
- Pharmacy
- Recreational Establishment
- Restaurant
- Retail Store
- School, Commercial
- Service and Rental Establishment
- Shipping Container in accordance with Section 4, 35
- Taxi Stand
- Veterinary Clinic

