



RESIDENTIAL

RETIREMENT HOME AND ATTACHED HOUSE FOR SALE

39 POYNTZ ST., PENETANGUISHENE, ON

PRICE:

\$2,399,000.00	ENTIRE PROPERTY
\$ 1,850,000.00	BUILDING ONLY
\$ 599,000.00	HOUSE

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LIMITED BROKERAGE

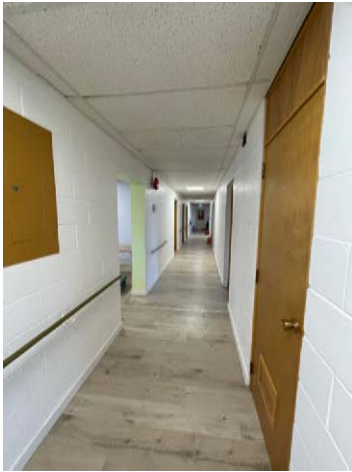
PROPERTY OVERVIEW

ADDRESS	39 POYNTZ ST. , PENETANGUISHENE, ON
LOCATION	HWY 93 & POYNTZ ST OVERLOOKING GEORGIAN BAY
PROPERTY SIZE	0.857 AC WITH 208' FRONTAGE 208' DEPTH
SUBJECT PROPERTY	TOTAL 12,000 S.F. (APPROXIMATE) MAIN BUILDING IS 8600 S.F. WITH ATTACHED 3400 S.F. 2 UNIT DUPLEX (HOUSE) AND 2 GARAGE BUILDINGS
ZONING	APPLICATION TO REZONE TO RESIDENTIAL
LEGAL DESCRIPTION	LTS 27 & 28 N/S POYNTZ ST PL9; PENETANGUISHENE PIN 584080542
SERVICES	MUNICIPAL WATER & SEWER, BOILER HEATED WATER RADIATORS
TAXES	\$9,261.75 2023 ANNUAL
PROPERTY DETAILS	<ul style="list-style-type: none">. 12,000 S.F. BUILDING CURRENTLY A 23 ROOM RETIREMENT HOME/ ROOMING HOUSE.. SELLER HAS MADE APPLICATION TO REZONE TO RESIDENTIAL TO PERMIT 16 UNITS IN MAIN BUILDING PLUS SEVER HOUSE TO PERMIT 2 MORE UNITS IN HOUSE. 2 GARAGE BUILDINGS ALSO PENDING REZONING. RETIREMENT HOME OPERATED FOR THE PAST 20+ YEARS. CURRENTLY VACANT.. BUILT IN 1962 WITH BLOCK AND CEMENT FLOORING. RENOVATIONS MOST RECENTLY COMPLETED IN 2023 INCLUDED UPGRADES TO PLUMBING AND INSTALLATION OF A SPRINKLER SYSTEM.. BEING SOLD WITH PLANS AND ZONING FOR MULTI RES USE, OR CAN BE RUN AS RETIREMENT HOME STILL.. MAIN BUILDING IS 8600 S.F. WITH ATTACHED 2 UNIT DUPLEX (HOUSE) 3400 S.F.. 25 PRIVATE ROOMS IN MAIN BUILDING, PLUS LIVINGROOM, KITCHEN, MULTIPLE WASHROOMS, OFFICE, LAUNDRY ROOM

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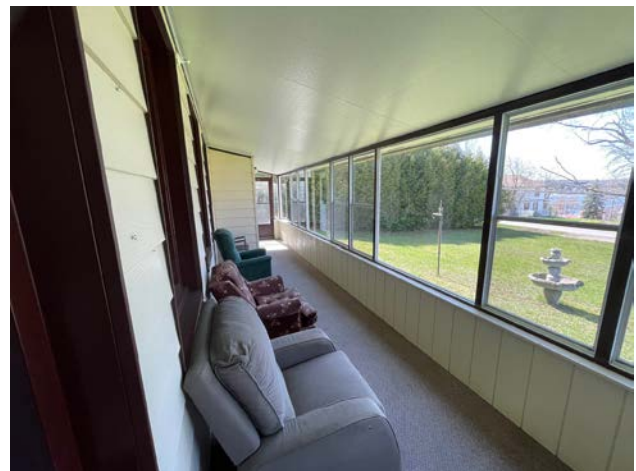
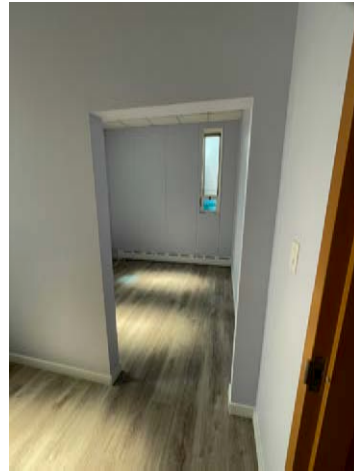
- ATTACHED HOUSE 3400 S.F. BRICK DUPLEX WITH GROUND FLOOR LIVING QUARTERS WITH KITCHEN, LARGE LIVING AREA, 1-2 BEDROOMS
 - 2ND/3RD FLOOR LIVING AREA WITH KITCHEN, BALCONY AND 4 ROOMS ON MAIN FLOOR PLUS 3RD FLOOR.
 - PROPERTY WILL BE SEVERED AND SEPARATED FROM THE EXISTING RETIREMENT BUILDING NEXT DOOR.
 - IT IS IN THE PROCESS OF REZONING TO RESIDENTIAL TO BE USED AS A SINGLE OR DUPLEX.
 - THE GARAGE AND SHOP BUILDING CAN PROVIDE A FUTURE 3RD UNIT ON THE PROPERTY TO LIVE IN ONE AREA AND HAVE INCOME FROM POTENTIALLY 2 RENTAL UNITS
 - ONCE ZONED AND SEVERED BY SELLER AND BUYER MAKING THE REQUIRED RENOVATIONS TO MEET CODE REQUIREMENTS FOR MULTI FAMILY LIVING.
 - NICELY SITUATED ON LARGE LOT OVERLOOKING GEORGIAN BAY. CLOSE TO VILLAGE SQUARE MALL, ST ANN'S CHURCH, THE PENETANGUISHENE LEGION AND THE MAIN STREET AMENITIES.
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All information furnished regarding property for sale rent or financing is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof, and same is submitted, subject of errors, omissions, change of price prior to sale, leasing or financing or withdrawn without notice.



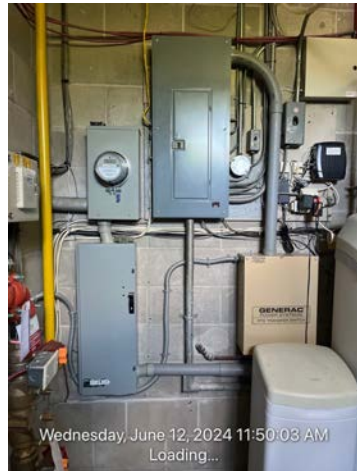


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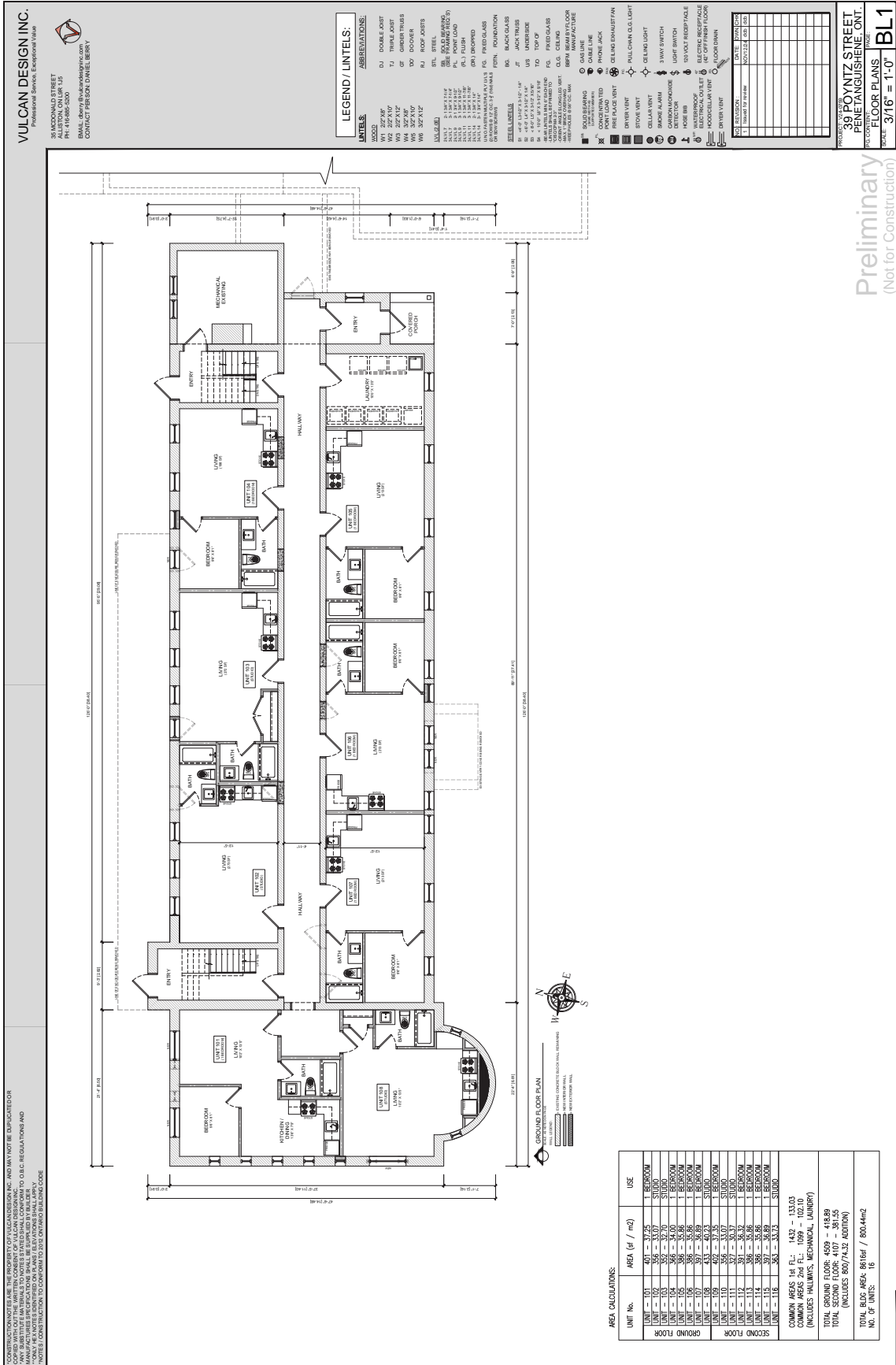


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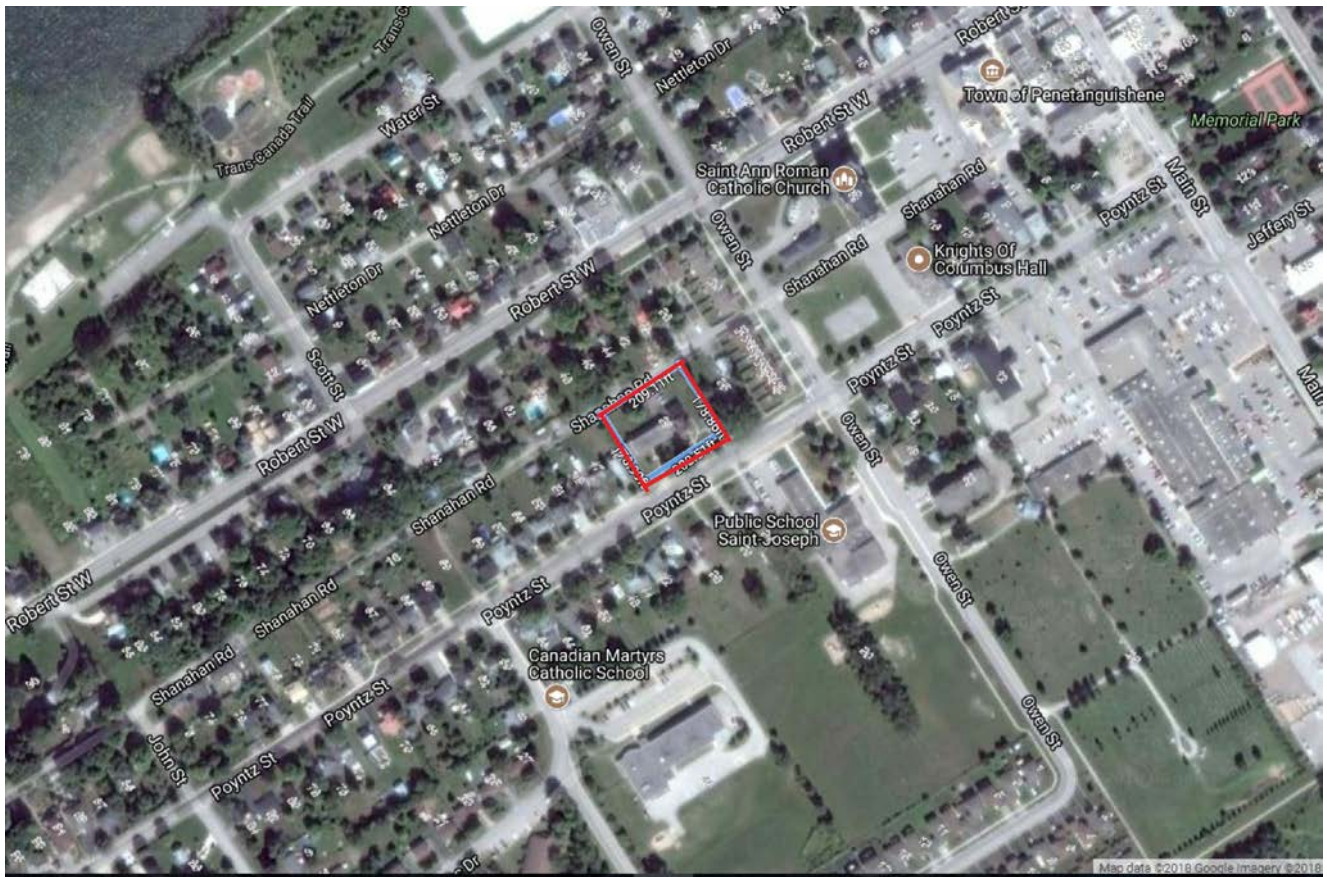
Building/Site Plan 1st Floor



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Area Map/ Aerial



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Zoning

RESIDENTIAL - RH

5.0 RESIDENTIAL

5.1 GENERAL

5.1.1 No person shall hereafter *use* any lands, nor *erect, alter, enlarge* or *use* any *buildings or structures* in any Residential *Zone* except in accordance with the provisions of this section and Section 4.0 of this By-law.

5.2 PERMITTED USES

5.2.1 The permitted *uses* in the Residential *Zone* are listed in Table 5.2.

Table 5.2											
Uses	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Residential Uses											
<i>Single Detached Dwelling</i>	X	X ⁽¹⁾	X	X	X	X ⁽²⁾	X	X ⁽²⁾	X ⁽²⁾	X ⁽²⁾	X ⁽²⁾
<i>Two Unit Dwelling</i>						X	X	X ⁽³⁾	X ⁽³⁾	X ⁽⁴⁾	X ⁽⁴⁾
<i>Three or More Unit Dwelling</i>								X	X	X ⁽⁵⁾	X ⁽⁵⁾
<i>Block/Cluster/Street/Stacked Townhouse</i> ⁽⁷⁾								X	X ⁽⁶⁾		
<i>Walk-up Apartment</i> ⁽⁷⁾								X		X	X
<i>Apartment Dwelling</i>										X	X
<i>Converted Dwelling</i> ⁽⁹⁾	X	X	X	X	X	X		X	X	X	X
<i>Boarding, Lodging, Rooming House (Large)</i> ⁽¹¹⁾								X		X	X
<i>Boarding, Lodging, Rooming House (Small)</i> ⁽¹⁰⁾	X	X	X	X	X	X	X	X	X	X	X
Accessory Uses											
<i>Day Nursery</i> ⁽¹²⁾	X	X	X	X	X	X	X	X	X	X	X
<i>Home Occupation</i> ⁽¹²⁾	X	X	X	X	X	X	X	X	X	X	X
Institutional Uses ⁽¹³⁾											
<i>Crisis Care Facility</i>								X		X	X
<i>Day Nursery</i>						X		X		X	X
<i>Dormitory</i>								X		X	X
<i>Group Home</i>	X	X	X	X	X	X		X	X	X	X
<i>Library</i>								X		X	X
<i>Nursing Home</i>								X		X	X
<i>Place of Worship</i>	X	X	X	X	X	X	X	X	X	X	X
<i>Rest Home</i>								X		X	X
<i>Retirement Home</i>								X		X	X
<i>Senior Citizen Housing</i>								X		X	X

Zoning

RESIDENTIAL - RH

- c) Any *group home* permitted in Table 5.2 shall comply with the (R2) standards contained in Table 5.3.

5.3 RESIDENTIAL STANDARDS

- 5.3.1 The *uses* permitted in the Residential Zone are subject to the development standards referenced in Table 5.3.

Table 5.3											
	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Lot Area (min.)	4ha	900m ²	500m ²	400m ²	335m ²	600m ² (4)(6)	400m ²	720m ² (5)	720m ² (5)	1100m ²	1300m ²
Lot Frontage (min.)	150m	22m	15m	12m	10m	18m (4,6)	12m	21m (5)	21m (5)	24m	30m
Front yard (min.)	12m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7m (5)	7m (5)	7m	7m
Side Yards (min.) (1)(3)	7m	1.2m (2)	1.2m (2)	1.2m (2)	1.2m (2)	1.2m (2)(7)(8)	1.2m (2)	1.8m (2)(7)(8)(9)	1.8m (2)(7)(8)	5m (7)(8)	5m (7)(8)
Rear Yard (min.)	12m	7m	7m	7m	7m	7m	7m	7m	7m	7m	7m
Landscaped open space (min. % of lot area)	--	--	--	--	--	--	--	35	35	35	35
Dwelling unit floor area (min.)	100m ²	110m ²	90m ²	70m ²	70m ²	70m ² (6)	70m ² (6)	35m ² /dwelling unit + 10m ² / bedroom			
Lot Coverage (max. % of lot area)	35	45	45	45	45	45	45	35 (5)	35 (5)	35	35
Gross floor area (max. % of lot area)								60%	60%	100%	200%
Height of Main Bldg. (max.)	10m	10m	10m	10m	10m	10m	10m	10m	10m	(9)	(9)

- (1) - See 5.3.3.2 (a)
 (2) - See 5.3.3.2 (b)
 (3) - See 5.3.3.2 (c)

- (4) - See 5.3.4.1
 (5) - See 5.3.4.2
 (6) - See 5.3.4.3

- (7) - See 5.3.5 (f)
 (8) - See 5.3.3.2 (d)
 (9) - See 5.3.2

Zoning

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5.3.2 Height Requirements

ZONE	MAXIMUM BUILDING HEIGHT
<i>Apartment Dwelling First Density-1 RA1-1</i>	10m
<i>Apartment Dwelling First Density-2 RA1-2</i>	15m
<i>Apartment Dwelling First Density-3 RA1-3</i>	30m
<i>Apartment Dwelling Second Density-1 RA2-1</i>	30m
<i>Apartment Dwelling First Density-2 RA2-2</i>	45m

5.3.3 Yard Variations

Minimum front, side and *rear yards* shall be provided in accordance with the requirements of Table 5.3, subject to the following provisions:

5.3.3.1

Every part of any required yard, required by this By-law shall be open and unobstructed by any *structure* from grade level to the sky, with the following exceptions:

- a) *accessory buildings* subject to Section 5.3.5;
- b) sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters, which may project a distance of not more than 0.6m into a required yard;
- c) in the case of attached units, in which case no *side yard* shall be required on the interior side;
- d) fire escapes, which may project a distance of not more than 1.2m into a required side or *rear yard*, but in no case shall the side or *rear yard*, except where none is required, be reduced to less than 0.6m;
- e) balconies on *apartment dwellings*, where located at a greater height than the bottom of the first floor ceiling joists, may project a distance of not more than 1.5m into a required yard, but in no case shall the *side yard*, except where none is required, be reduced to less than 1.8m to any *side lot line*;
- f) where a garage or *carport* located on the said *lot* has been converted to habitable space, the use of any converted garage or *carport* shall be deemed to continue as a garage or *carport* use for the purposes of the minimum *side yard* requirements as set out in Table 5.3 of this By-law.

5.3.3.2

The minimum front, side and *rear yards*, required by this By-law shall be open and unobstructed by any *structure* from grade level to the sky, and the minimum requirements shall be increased in accordance with the following:

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