



SITE PLAN APPROVED FOR GAS STATION

2255

County Rd 92
Elmvale, Springwater ON

THE OFFERING

2255 COUNTY ROAD 92, ELMVALE

CBRE Limited is pleased to present this ± 1.62 acre site at 2255 County Road 92, Elmvale, ON (the “Site” or “Property”). The Property situated on the corner of Crossland Road and County Road 92 with access to both streets at a traffic light controlled intersection. The Site has full Site Plan Approval for a gas station with 4 pump stations, 8 pumps total, ± 6,400 sq. ft. commercial component and 29 parking stalls. The Site is just outside of the Town of Elmvale and is along a major thoroughfare for traffic heading to and leaving Wasaga Beach.

SITE DETAILS

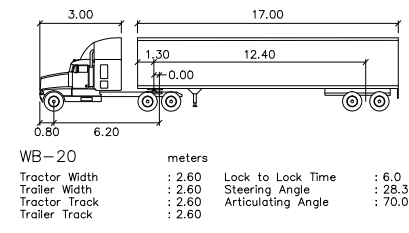
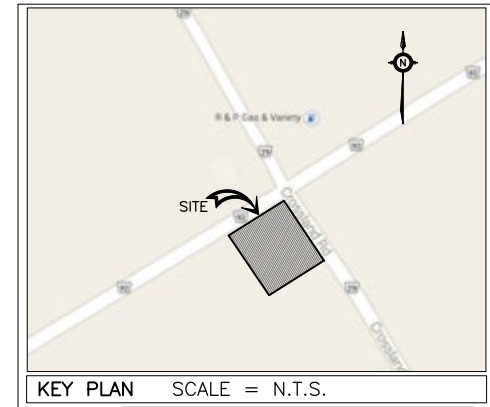
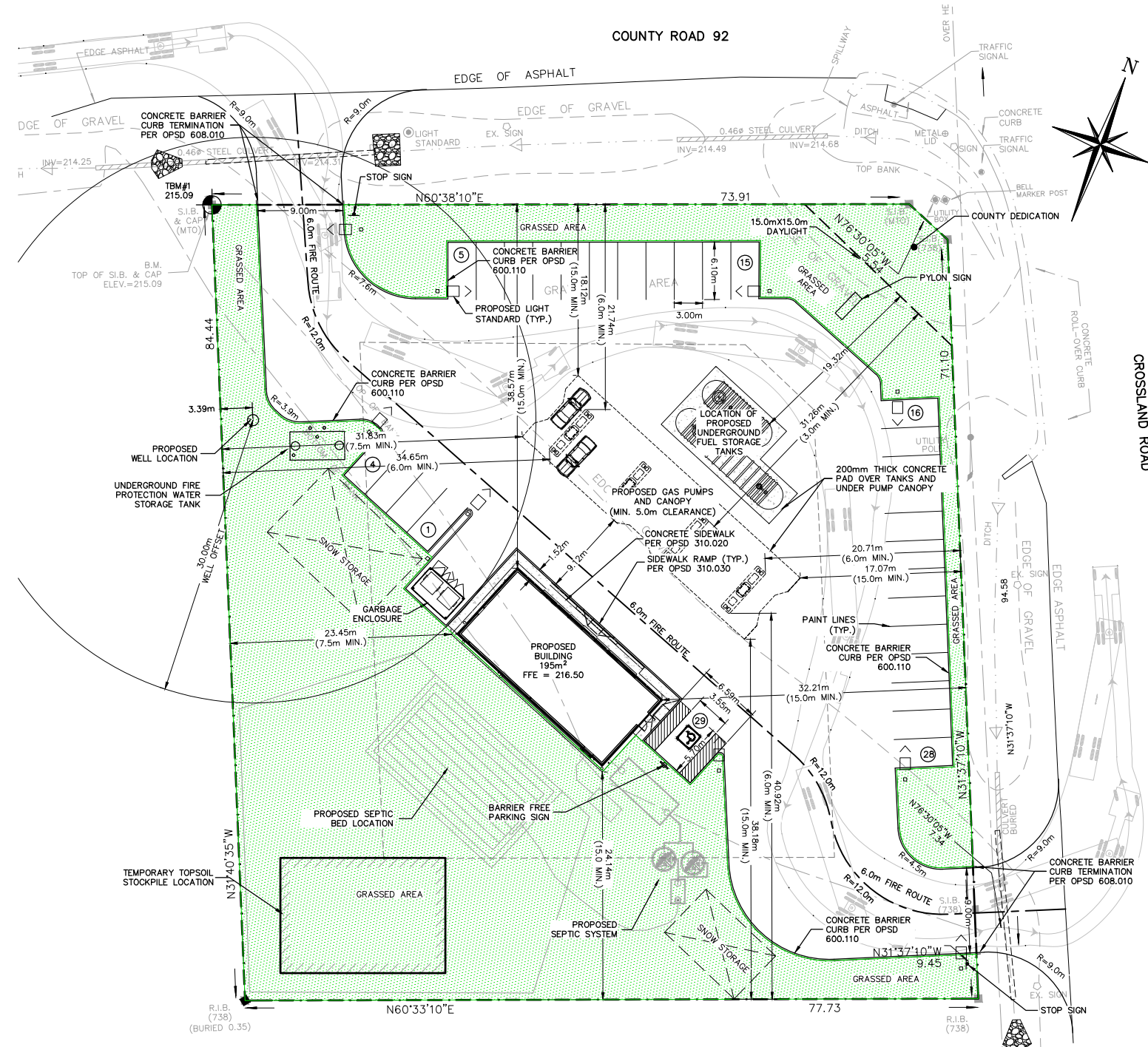
Total Area	± 1.62 acres
Location	County Road 92 & Crossland Road
Frontage	264 ft. on County Road 92
Depth	278 ft. on Crossland Road
Zoning	Highway Commercial CH

SITE PLAN APPROVED GAS STATION

4 pump stations
8 pumps total
+ 195 sq. m. commercial
29 parking stalls



APPROVED SITE PLAN



Site Statistics- ZONING CH

	Required	Provided
Lot Area	1390m ² (min)	6550m ²
Lot Frontage	45m	73.9m
Lot Coverage	30% (max)	Commercial 195m ² Canopy 281m ² 476m ² Total Lot Coverage = 7.3%
Landscaped Area	10% (min)	3020m ² = 46.0%
Building Setbacks:	Front yard - 15.0m	38.57m (To Commercial) 18.12m (Canopy)
	Exterior Side Yard - 15.0m	32.21m (To Commercial) 17.07m (Canopy)
	Interior Side Yard - 7.5m	23.45m (To Commercial) 31.93m (Canopy)
	Rear yard - 15.0m	24.14m (To Commercial) 38.18m (To Canopy)
Gas Pump Setbacks:	Front Yard - 15.0m	21.74m
	Exterior Side Yard - 15.0m	20.71m
	Interior Side Yard - 6.0m	34.65m
	Rear Yard - 6.0m	40.92m
	Sight triangle - 3.0m (min)	31.26m
Parking*	1 stall/ 20.0m ² (Commercial) (10 stalls required)	29 stalls (Commercial)
Loading	No stall required for a building under 200m ² .	0 stall

*Parking Calculation - Commercial = 195m²/20.0m²=10 Stalls

All signage to be lawfully erected and maintained in accordance to the Town Sign By-Law.

Truck turning movements based on Auto-Turn template WB-20.

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
 3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
 4. DO NOT SCALE THE DRAWINGS.
 5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS	
TBM#1- SIB AT NW PROPERTY CORNER HAVING AN ELEVATION OF 215.09m	

No.	ISSUE / REVISION	DATE: MM/DD/YYYY
0	ISSUED FOR FIRST SUBMISSION	02/25/2015
1	REVISED FOR CANOPY	12/14/2015
2	ISSUED FOR SECOND SUBMISSION	06/24/2016
3	ISSUED FOR MOECC ECA	12/01/2016

Engr. J.M. PROCTOR
 100117314
 12/01/2016
 PROFESSIONAL ENGINEER
 PROVINCE OF ONTARIO

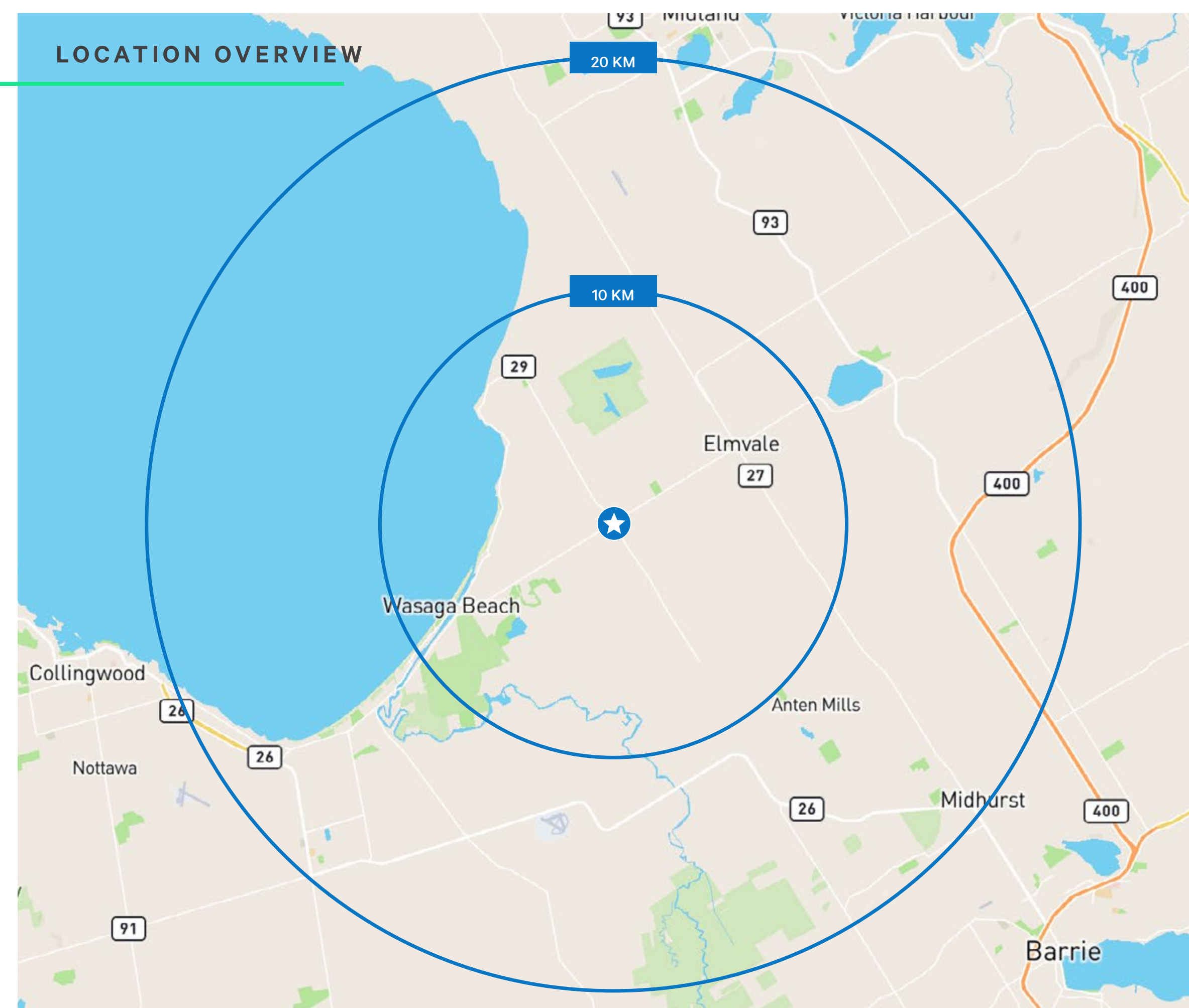
Project: SPRINGWATER GAS TOWNSHIP OF SPRINGWATER
 Drawing: 2255 COUNTY ROAD 92 SITE PLAN

CROZIER & ASSOCIATES
 Consulting Engineers

THE HARBOUREDGE BUILDING,
 40 HURON STREET, SUITE 301,
 COLLINGWOOD, ON L9Y 4R3
 705 446-3510 T
 705 446-3520 F
 WWW.CROZIERCA.COM
 INFO@CROZIERCA.COM

Drawn By: L.W. Design By: L.W. Project: 783-3565
 Scale: 1:300 Date: 09/17/2014 Check By: J.P. Drawing: 100

LOCATION OVERVIEW



OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis.

All offers are requested to be submitted electronically to:

Jason Child*
Senior Vice President
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E: jason.child@cbre.com



ASKING PRICE:
\$1,250,000

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*Sales Representative | All outlines approximate

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