

Land for Sale

- Outstanding industrial site
- Approx. 36 acres
- Rural Heavy Industrial Zoning
- Minutes to Highway 417

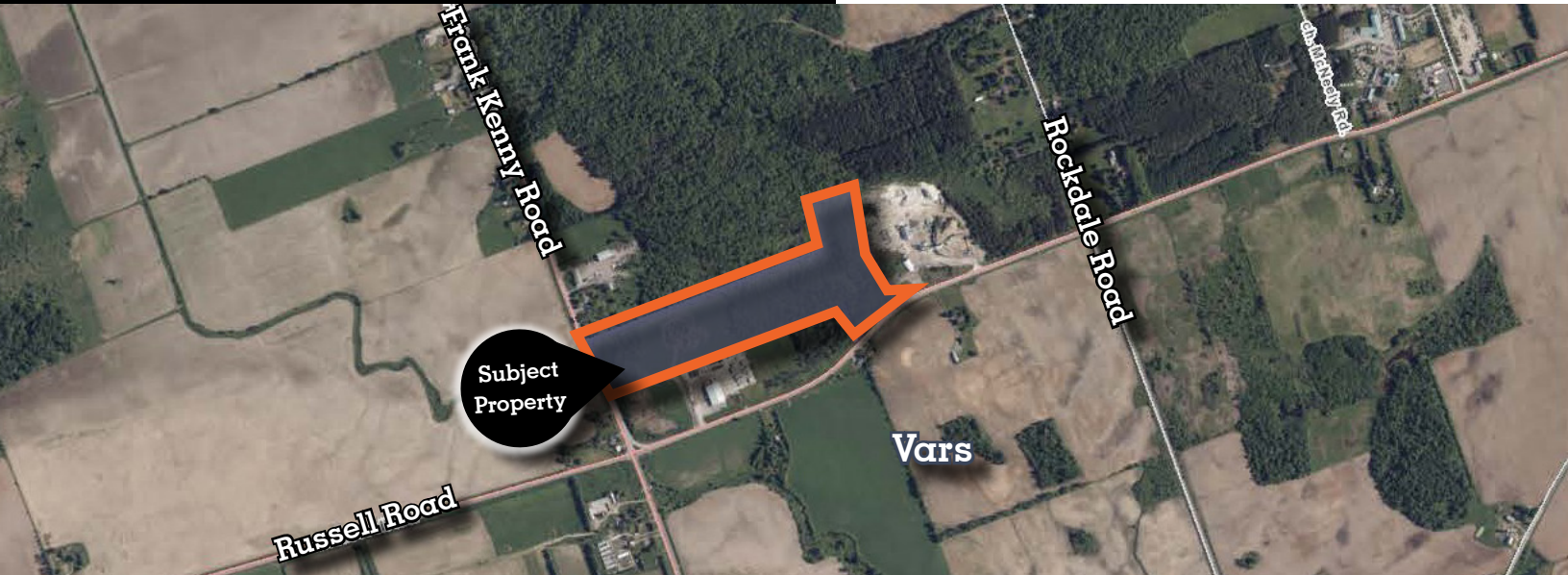
Get more information

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Property information

For Sale
5125 Frank Kenny Road
Vars, ON



Location

Frontage on Frank Kenny and Russell Road

Site Size

36 acres approx.

Sale Price

\$5,400,000

Realty Taxes

\$15,880.24 (2023)

Zoning

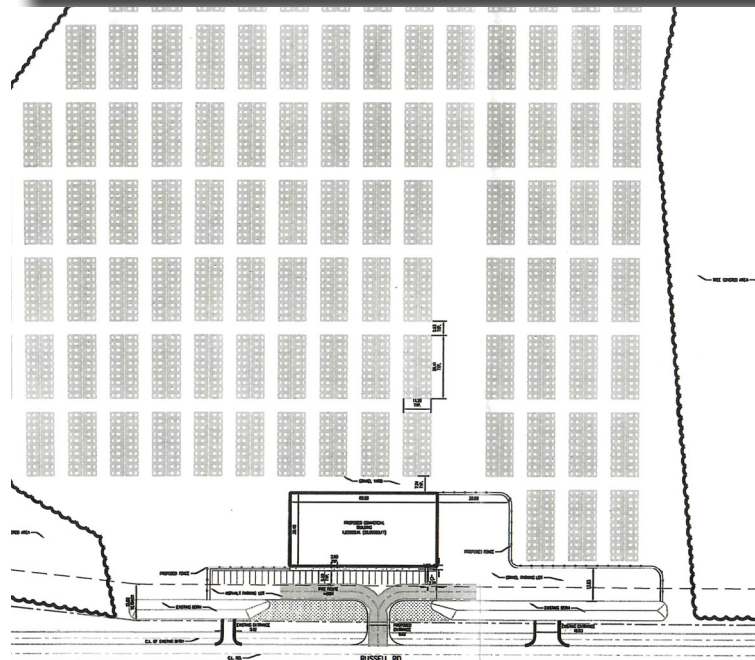
RH - Rural Heavy Industrial

Frontage

253' (approx) on Frank Kenny Road
380' (approx) on Russell Road

Highlights

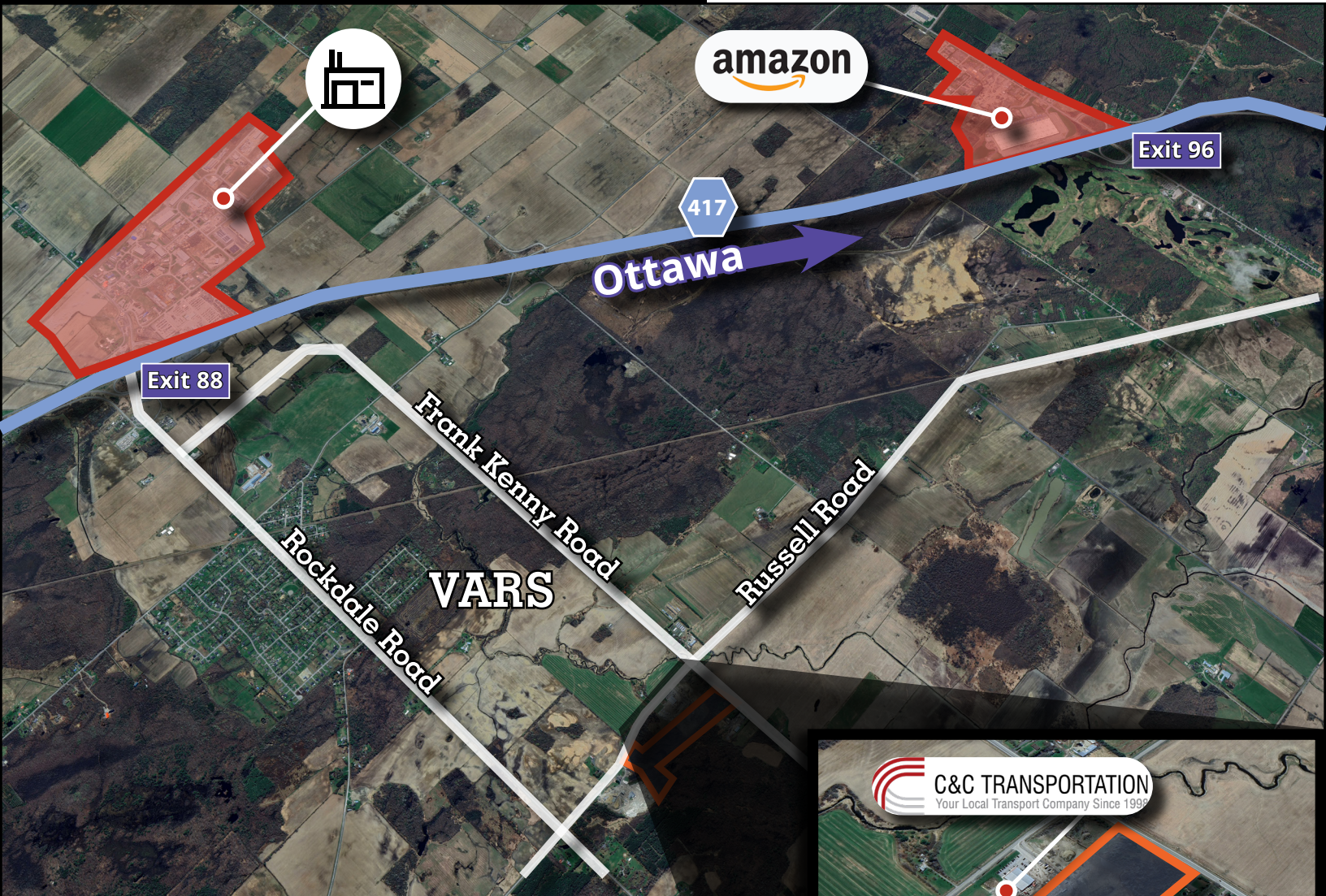
- Rare opportunity for low cost heavy industrial land
- Zoning allows for multiple uses
- Minutes to Highway 417- Exit 88 and the Vars Industrial Park



Proposed 20,000 sf building

Location map

For Sale
5125 Frank Kenny Road
Vars, ON



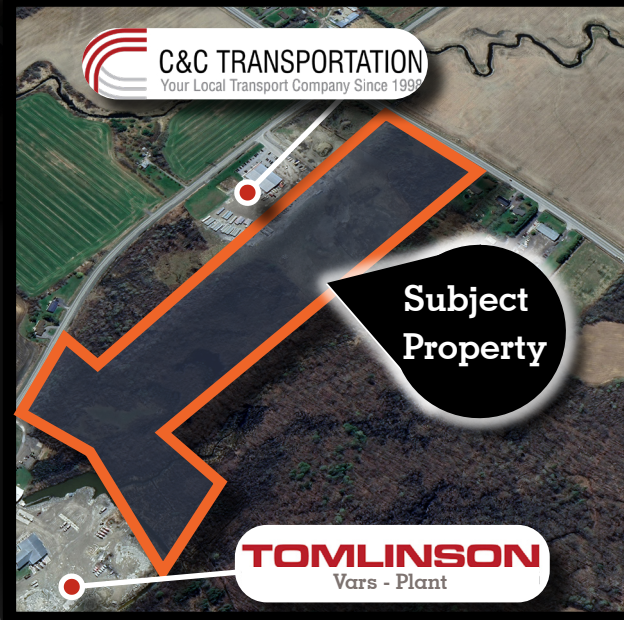
417 Industrial Park

- ADESA Auctions
- Ultramar Gas
- GFL Ottawa East
- Eastrock Equipment
- Rapicon Inc.
- Kenworth

Allowed Uses

- Outdoor Storage
- Heavy industrial use
- Truck transport terminal
- Heavy equipment vehicles sales, rental and services

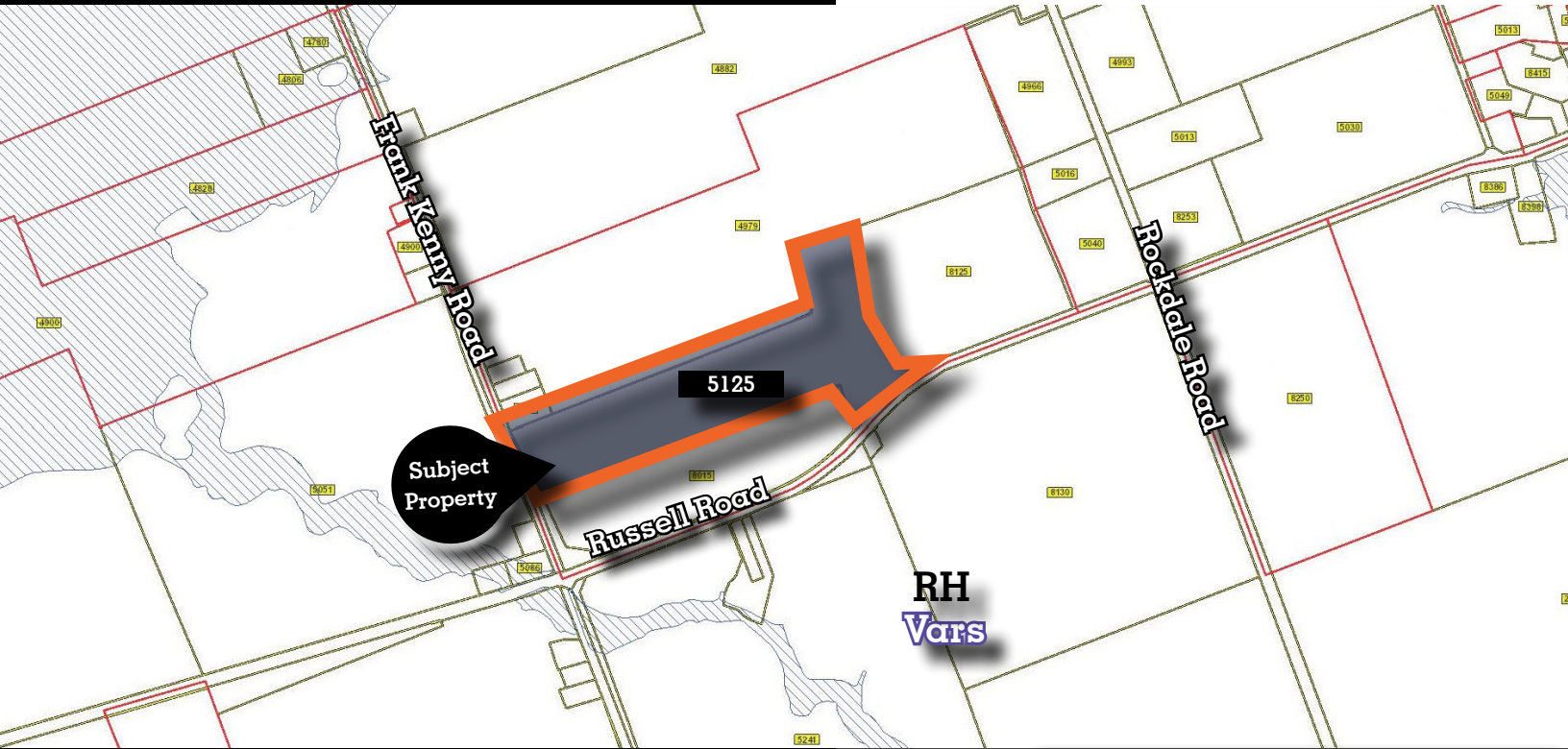
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Zoning

For Sale
5125 Frank Kenny Road
Vars, ON



Travel Distances

Highway 417 (Exit 88)	6 mins
Vars Industrial Park	8 mins
Amazon Boundry Road	11 mins
Ottawa East	15 mins
Ottawa International Airport	24 mins

Legal Description

PART LOT 20 & 21, CONCESSION 7 CUMBERLAND & PART ROAD ALLOWANCE BETWEEN LOTS 20 AND 21 CONCESSION 7 CUMBERLAND AS CLOSED BY BYLAW RR131919, PART 1 & 3, 4R27946 EXCEPT PARTS 1 & 2, 4R30804 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 4R32932 AS IN OC2239019 CITY OF OTTAWA 1 AND 2 ON 4R16177, NEPEAN.

PIN

145520200

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Legend

Zoning

- Flood Plain Overlay (Section 58)
 - Flood Plain (Section 58)
 - Flood Plain - Area-Specific Provisions (Section 58(4))
- Heritage Overlay (Sec. 60)
 - Heritage (Section 60)
- Village Residential – Enterprise Overlay
 - Village Residential Enterprise (Section 128A)
- Zoning By-law 2008-250 Consolidation
 - Zoning Boundary
- Mature Neighbourhoods Overlay - Outline
 - Mature Neighbourhoods Overlay
- Water
 - Water
- Property Parcels
 - Property Parcels

**AVISON
YOUNG**

Zoning: RH - Rural Heavy Industrial

I ZONING MECHANISMS		PROVISIONS	
		II RG4	III RG5
setback (m)	(ii) Other cases	10	10
(f) Minimum corner side yard setback (m)		12	12
(g) Maximum principal building height (m)		15	15
(h) Maximum lot coverage (%)		50	50
(i) Outdoor storage		(a) outside storage is not permitted within any required front yard or corner side yard (b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade	

RH – Rural Heavy Industrial Zone (Sections 221-222)

Purpose of the Zone

The purpose of the RH – Rural Heavy Industrial Zone is to:

- (1) permit the development of heavy industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;
- (2) accommodate a range of heavy industrial uses and limited service commercial uses at locations which are neither environmentally sensitive nor in close proximity to incompatible land uses; and,
- (3) regulate development in a manner that respects adjacent land uses and will have a minimal impact on the rural area.

221. In the RH Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsections 221(3) to (5);

Zoning

For Sale
5125 Frank Kenny Road
Vars, ON

Zoning: RH - Rural Heavy Industrial

automobile body shop
automobile service station
Cannabis Production Facility, and contained within a building that is not a greenhouse. (By-law 2019-222)
crematorium
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
gas bar
heavy equipment and vehicle sales, rental and servicing
heavy industrial use
kennel, see *Part 3, Section 84*
leaf and yard waste composting facility
light industrial use
parking lot
printing plant
service and repair shop
storage yard
truck transport terminal
warehouse
waste processing and transfer facility

Conditional Uses Permitted

- (2) The following conditional uses are permitted subject to the following:
- (a) the provisions of subsections 221(3) to (5);
 - (b) the use is located on the same lot as the use listed in Section 221(1);
 - (c) the **retail store** is limited to the sale of goods, service or materials provided by a use permitted in Section 221(1);
bank machine
bar (By-law 2018-171)
car wash
convenience store
restaurant
retail store (OMB Order #PL080959 issued March 18, 2010)
 - (d) A **bar**
 - (i) must be ancillary to a permitted brewery, winery or distillery; and,
 - (ii) may not have a gross floor area exceeding the lesser of:
 - (1) 300 m², or
 - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

Zone Provisions

- (3) Zone provisions are set out in Table 221 below.

TABLE 221 - RH ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
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Zoning: RH - Rural Heavy Industrial

(a) Minimum lot width (m)		50
(b) Minimum lot area (m ²)		8,000
(c) Minimum front yard setback (m)		15
(d) Minimum rear yard setback (m)		15
(e) Minimum interior side yard setback (m)	(i) Abutting an industrial zone	3
	(ii) Other cases	10
(f) Minimum corner side yard setback (m)		15
(g) Maximum principal building height (m)		15
(h) Maximum lot coverage (%)		50
(i) Outdoor storage	<p>(a) outside storage is not permitted within any required front yard or corner side yard;</p> <p>(b) outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade</p>	

- (4) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.
- (5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

RH SUBZONES

222. In the RH Zone, the following subzones apply:

- (1) Zone provisions are set out in Table 222A below.

TABLE 222A – RH SUBZONE PROVISIONS

I Subzones	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)
(a) RH1	20,000	60
(b) RH2	4000	30
(c) RH3	1000	30

RH4 AND RH5 SUBZONES – CARP ROAD CORRIDOR