

# Land

- 390 RAMAGE Rd, Clarence-Rockland, Ontario  
K4K 1K7



Surveyor's Certificate	
PLAN 50R-XXXXX	
being	
Part of Lots 12 & 13 Concession 1 (Old Survey) (Geographic Township of Clarence) City of Clarence-Rockland County of Russell Our reference: E-2340-22	
Our Client: Alex Long	
THIS IS TO CERTIFY THAT the areas of Parts 1 to 8 on Plan 50R-XXXXX are as follows:	
PART	AREA (square metres)
1	18
2	112
3	13404
4	1500
5	2271
6	48804
7	14147
8	774
August 19, 2022 Embrun, Ontario	Tyler J. Allison Ontario Land Surveyor

7.3.1 Permitted Uses
<b>Retail Uses</b>
<ul style="list-style-type: none"><li>• Food store</li><li>• Garden centre</li><li>• Outside display and sales area</li><li>• Retail store</li><li>• Retail propane and transfer facility (2)</li></ul>
<b>Service Commercial Uses</b>
<ul style="list-style-type: none"><li>• Bar</li><li>• Casino (2)</li><li>• Chip wagon</li><li>• Commercial school</li><li>• Drive-through facility(1)</li><li>• Dry cleaning / laundry depot</li><li>• Farmer's market</li><li>• Financial Institution</li><li>• Food production</li><li>• Funeral home</li><li>• Nightclub (2)</li><li>• Pet care establishment</li><li>• Personal service establishment</li><li>• Place of entertainment</li><li>• Rental establishment</li><li>• Restaurant<ul style="list-style-type: none"><li>◦ fast food(1)</li><li>◦ full service</li><li>◦ take out(1)</li></ul></li><li>• Sports facility</li><li>• Taxi dispatch</li><li>• Veterinary clinic</li></ul>
<b>Employment Uses</b>
<ul style="list-style-type: none"><li>• Artist studio</li><li>• Commercial self-storage</li><li>• Custom workshop</li><li>• Heavy Equipment and Vehicle Sales, Rental and Servicing (2)</li><li>• Outside storage</li></ul>
<b>Institutional and Community Uses</b>
<ul style="list-style-type: none"><li>• Art gallery</li><li>• Community centre</li><li>• Community garden</li></ul>

City of Clarence-Rockland Zoning By-law 2016-10

## Basic Details

Property Type:	<b>Land</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>X9515653</b>
Price:	<b>\$369,500</b>
Year Built:	<b>0</b>
Lot Area:	<b>0 Sqft</b>


## Address

Country:	<b>CA</b>
Province:	<b>Ontario</b>
City:	<b>Clarence-Rockland</b>
Postal Code:	<b>K4K 1K7</b>
Street:	<b>RAMAGE</b>
Street Number:	<b>390</b>
Street Suffix:	<b>Rd</b>
Floor Number:	<b>0</b>
Longitude:	<b>W76° 46' 25.9"</b>
Latitude:	<b>N45° 34' 1.4"</b>


## Agent Info



Parveen Arora

 [www.teamarora.com](http://www.teamarora.com)

 4169108923

 [parveen@teamarora.com](mailto:parveen@teamarora.com)

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