



## Land Development Opportunity

- Asking Price: \$4,887,500.00 (\$575,000.00 per acre)
- Approximately 8.5 acres available
- Corner lot in rapidly developing Findlay Creek and adjacent to the Urban Boundary
- Poised for Official Plan expansion considerations
- Approximately 960 ft. of frontage on the prominent corner of Bank Street and Blais Road

### Get more information

**Gillian Burnside**

Sales Representative, Vice-President  
D +1 613 696 2734  
[gillian.burnside@avisonyoung.com](mailto:gillian.burnside@avisonyoung.com)

**Ron Milligan**

Sales Representative, Vice-President  
D +1 613 696 2750  
[ron.milligan@avisonyoung.com](mailto:ron.milligan@avisonyoung.com)

**George Djuric**

Sales Representative  
D +1 613 696 2767  
[george.djuric@avisonyoung.com](mailto:george.djuric@avisonyoung.com)



# Urban boundary map



## The Opportunity

Avison Young is pleased to offer for sale 4805 Bank Street, an approximate 8.5 acre lot at the southeast corner of the current Findlay Creek Community. Currently zoned RU- Rural Countryside this property is anticipated to be included into the Official Plan Expansion within the next 2 years.

Additional drivers for the opportunity are the planned future Hard Rock Casino development and the proximity of the property being less than 4 km away from both the LRT and Casino itself via future planned roadways. The location of the parcel is further complimented by its proximity to the Ottawa/Macdonald – Cartier International Airport located just less than 10 km away.

## Location

Located on the corner of Bank Street and Blais Road. South of Findlay Creek, a large suburban neighbourhood in the Gloucester-South Nepean Ward in the south end of Ottawa, Ontario.

## Zoning

Currently zoned RU- Rural Countryside and expected to be included into the Urban Boundary, affording new zoning and development potentials.





**15 minutes**  
13 km to  
Highway 417

**20 minutes**  
18 km to  
Manotick

**20 minutes**  
18 km to  
Barrhaven

**25 minutes**  
16 km to  
Nepean

**25 minutes**  
23 km to  
Centretown

**30 minutes**  
23 km to  
Downtown Ottawa

**AVISON  
YOUNG**

 **BEST  
MANAGED  
COMPANIES**  
Platinum member

## RU-Rural Countryside Zone (Sections 227 and 228)

### Purpose of the Zone

*The purpose of the RU- Rural Countryside Zone is to:*

1. *accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as **General Rural Area, Rural Natural Features** and **Greenbelt Rural** in the Official Plan;*
2. *recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
3. *regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

### Section 227

In the RU Zone:

### Permitted Uses

1. The following uses are permitted subject to the following:
  1. the provisions of subsection 227(2) to (5);
  2. a maximum of 10 guest bedrooms is permitted in a bed and breakfast
  3. a maximum of 10 persons are permitted in a group home,
  4. a maximum of 10 persons are permitted in a retirement home, converted

**agricultural use**, see Part 2, Section 62

**animal care establishment**

**animal hospital**

**artist studio**

**bed and breakfast**, see Part 5, Section 121

**cemetery**

detached **dwelling**

**equestrian establishment**

**environmental preserve and educational area**

**forestry operation**

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Sections 127 and 128

home-based day care, see Part 5, Section 129

**kennel**, see Part 3, Section 84



**retirement home, converted**, see Part 5, Section 122  
secondary **dwelling** unit, see Part 5, Section 133

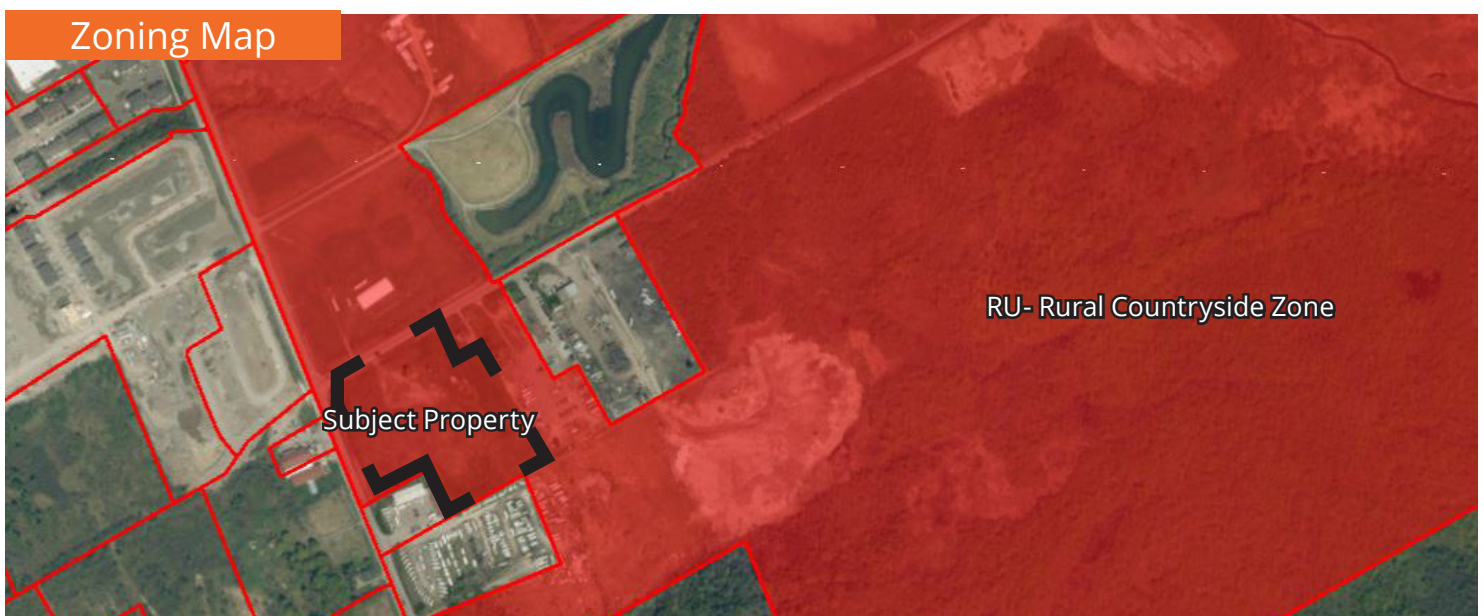
## Zone Provisions

2. In the RU Zone, development must comply with the provisions of Table 227:

Table 227 – RU Zone provisions

ZONING MECHANISMS	PROVISIONS			
	II		III KENNEL	IV OTHER USES
	AGRICULTURAL USE, EQUESTRIAN ESTABLISHMENT			
(a) Minimum lot width (m)	60		see Part 3, Section 84	50
(b) Minimum lot area (ha)	2			0.8, see ss. 227(6)
				(By-law 2008-457)
(c) Minimum front yard setback (m)	10	6 for a farm produce outlet with a floor area of 28m2 or less		10
(d) Minimum corner side yard setback (m)	10			10
(e) Minimum rear yard setback (m)	10			10
(f) Minimum interior side yard setback (m)	5			5
(g) Maximum height (m) - principal building	12			12
(h) Maximum lot coverage (%)	20			20
(i) Minimum distance separation	see Part 2, Section 62			see Part 2, Section 62

3. For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
4. Despite subsection 227(2), an agricultural use limited to a stable and the keeping of horses, and the keeping of a maximum of 10 hens may also be permitted as accessory uses to a detached dwelling on a lot of 0.8 ha or larger in area.(By-law 2012-349) (By-law 2018-155)
5. The minimum lot area and minimum lot width for a detached dwelling indicated in Table 227, Column IV - Other Uses, applies only to a detached dwelling on an existing lot or a lot created by a consent application as per requirements of the Official Plan. The Rural Residential - RR zone is to be used for detached dwellings on lots in subdivisions. (By-law 2009-18)
6. The minimum lot area for a lot created by a consent application – severance process – is guided by Official Plan policy that requires a minimum lot area of 0.8 hectares for the severed lot and 10.0 hectares for the retained lot. (By-law 2008-457) (By-law 2019-41)
7. Despite subsection 227(2), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)



# For Sale

## Land Development Opportunity

4805 Bank Street, Ottawa, ON



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Sales Representative  
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[george.djuric@avisonyoung.com](mailto:george.djuric@avisonyoung.com)

Avison Young  
Commercial Real Estate Services, LP, Brokerage  
45 O'Connor Street, Suite 800, Ottawa, Ontario, Canada K1P 1A4  
T +1 613 567 2680 F +1 613 567 2671

[avisonyoung.ca](http://avisonyoung.ca)

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