

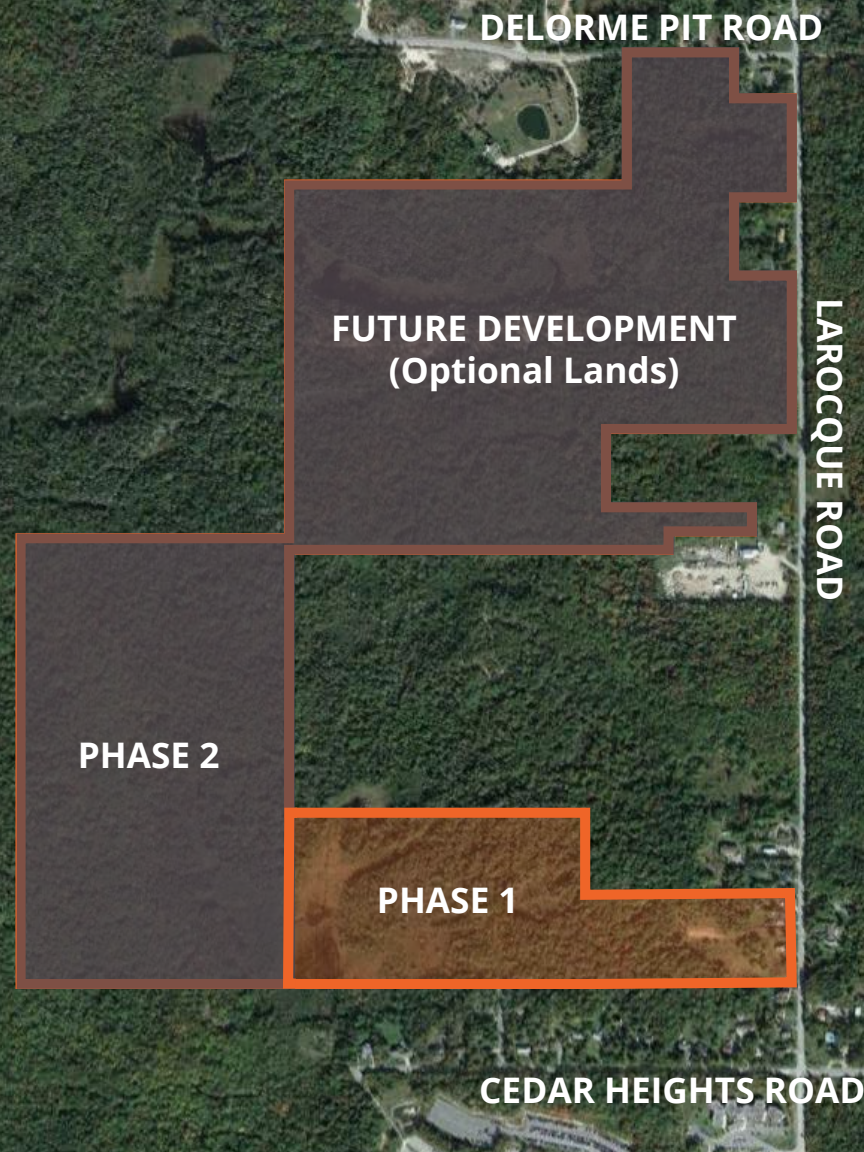
**AVISON
YOUNG**



Residential development opportunity

\$3,926,650.00 (\$35,000/acre)

North Bay, ON



Get more information

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Platinum member

Residential Development Opportunity

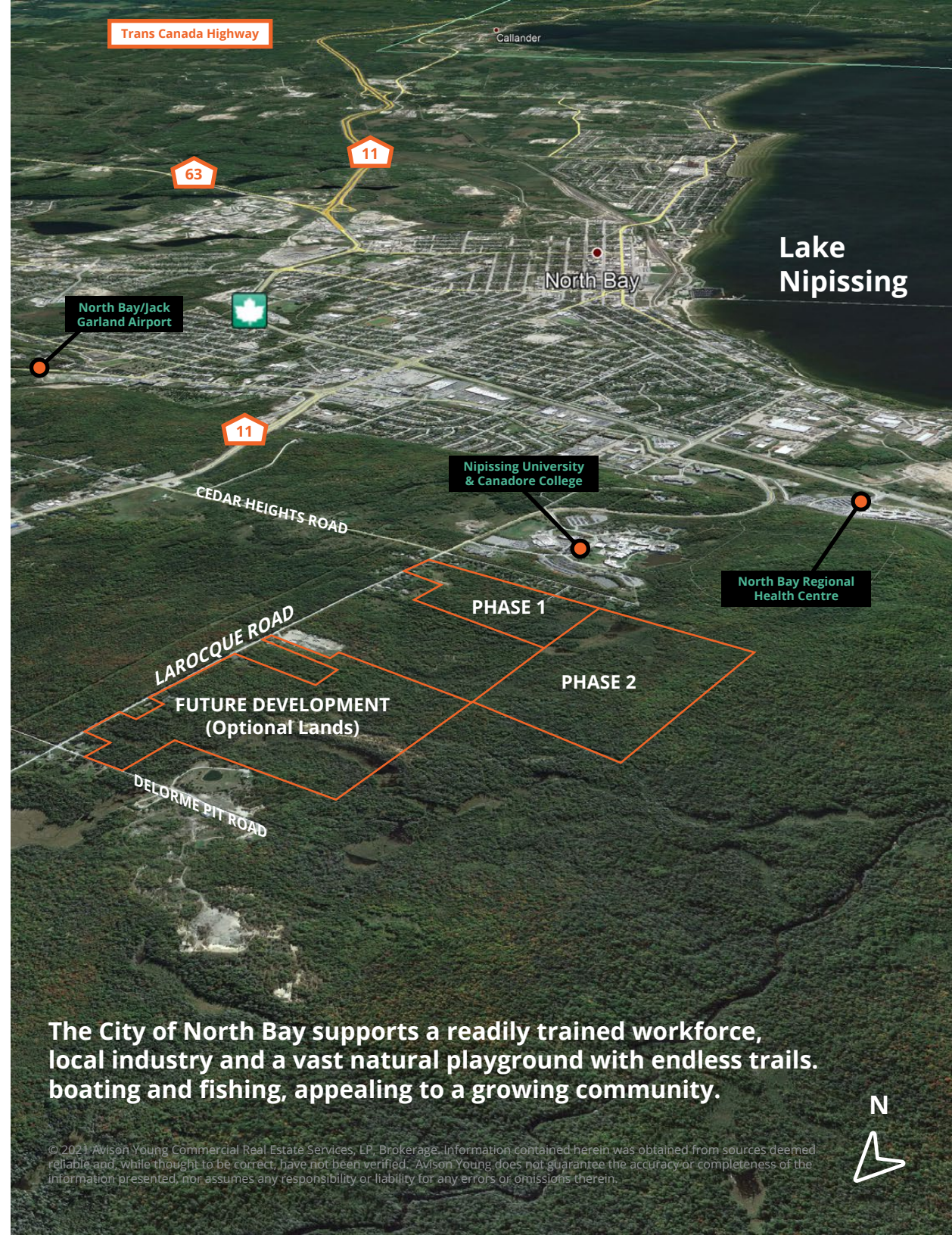
North Bay, ON

Property Summary

- Approx. 112 Developable acres
 - Phase 1:** 38.19 acres (est. 72 Development Lots)
 - Phase 2:** 74 acres
- Directly north of College/University
- Large size – 80 ft. wide by 150 to 200 ft. deep
- Services to the Lot Line at Laroque Road
- Laroque Road Standpipe provides modern and reliable infrastructure
- Zero Development Charges; two years remaining on City moratorium
- Natural Storm Water Attenuation
- Easements and Natural Areas to maintain green space and buffers
- Natural landscape will be maintained as much as possible (ecoscaping)

Highlights

- Draft plan includes Easements for Natural areas, maintaining green space and buffers
- 1/2 km from Nipissing University and Canadore College
- 5 minute drive to all major amenities
- Design Strategy to maintain natural landscaping ('ecoscaping')
- Topographic Mapping Available
- An Active Economic Development community makes Development Attractive: investinnorthbay.ca/

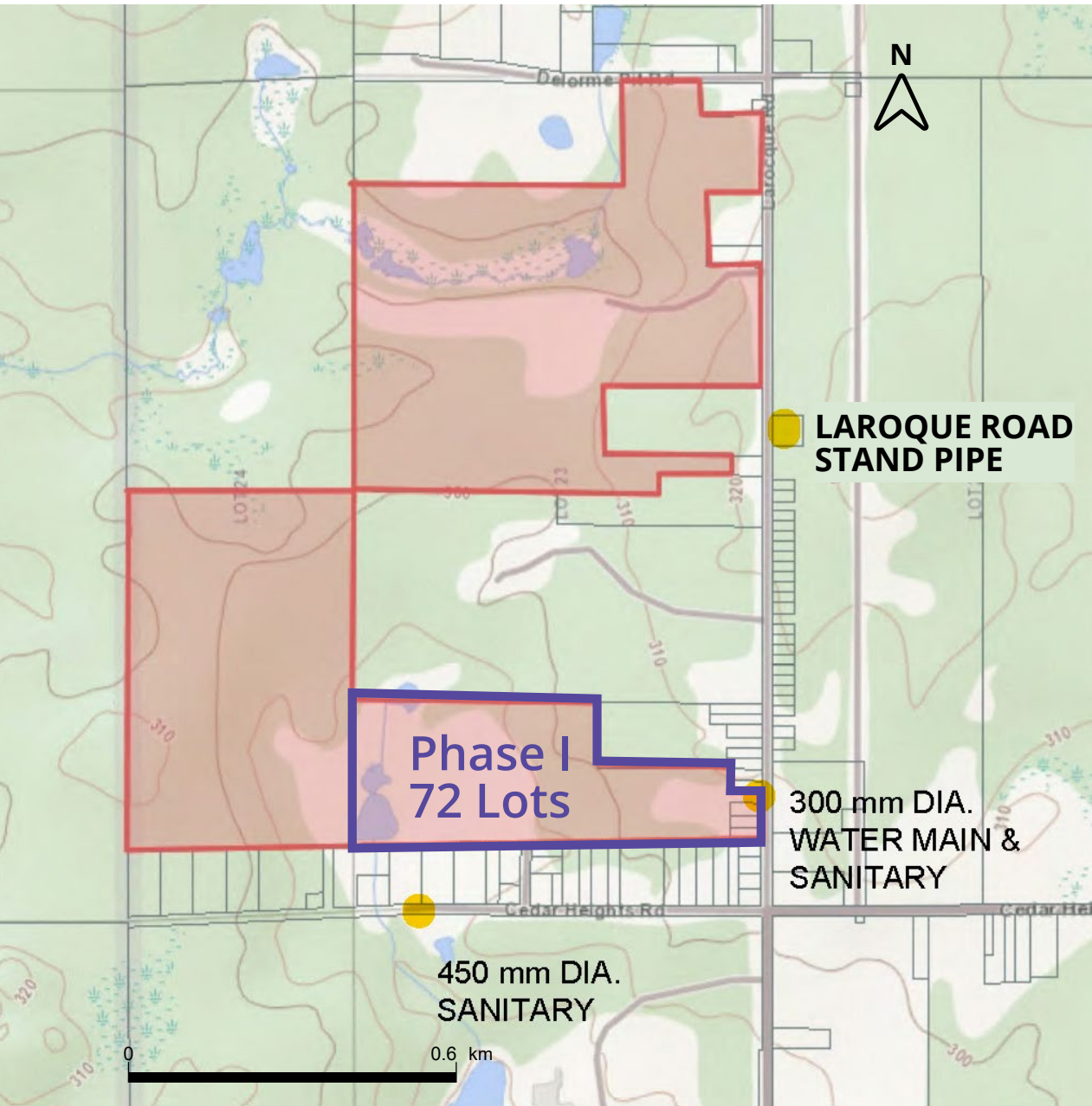


The City of North Bay supports a readily trained workforce, local industry and a vast natural playground with endless trails, boating and fishing, appealing to a growing community.

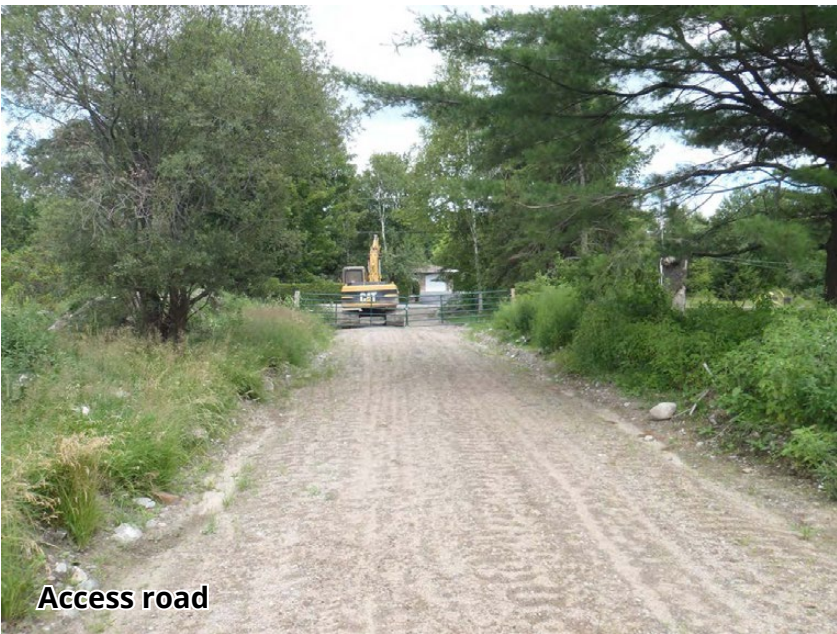
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Site Plan



Phase I - Photos



Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION FOR
PART OF LOT 23
CONCESSION A
TOWNSHIP OF WIDFIELD
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

SCALE 1 : 1000

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE
REFERRED TO THE NORTH LIMIT OF PART 1
AS SHOWN ON DEPOSITED PLAN NR-2470
HAVING A BEARING OF N89°45'00"W



KEY PLAN- NOT TO SCALE

LAND USE ANALYSIS			
LOT OR BLOCK	INTENDED USE	No. OF UNITS	AREA (HECTARES)
LOTS 1 TO 72	RESIDENTIAL	72	10.9768HA
BLOCK 73	FUTURE RESIDENTIAL LOTS	1	0.3276HA
BLOCK 77 AND 78	PARK	2	2.8804HA
BLOCK 74, 75 AND 76 + STREETS		3	2.7883 HA
TOTAL			16.9639HA

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)
OF THE ONTARIO PLANNING ACT

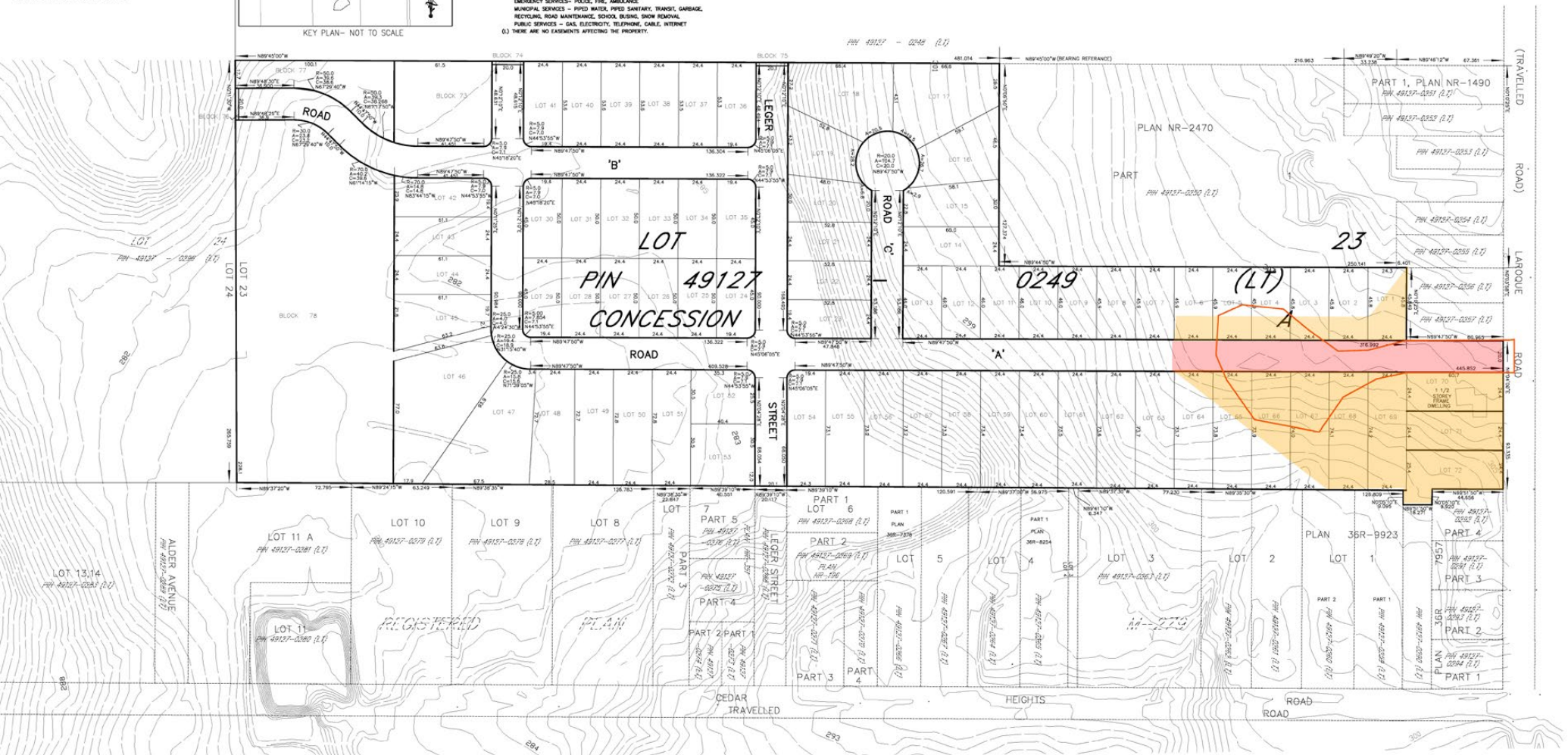
- (A) AS CERTIFIED ON THE FACE OF THE PLAN
(B) AS SHOWN ON THE FACE OF THE PLAN
(C) AS SHOWN ON THE FACE OF THE PLAN
(D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE
LISTED IN THE LAND USE ANALYSIS.
(E) THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:
NORTH - VACANT LANDS AND RESIDENTIAL HOLDING (RH)
EAST - RESIDENTIAL HOLDING (RH) AND COMMERCIAL SPECIAL ZONING
SOUTH - RESIDENTIAL FIRST DENSITY (R1)
WEST - RURAL AND RESIDENTIAL HOLDING (RH)
(F) AS SHOWN ON THE FACE OF THE PLAN
(G) AS SHOWN ON THE FACE OF THE PLAN
(H) MANUALLY OWNED AND OPERATED PIPED WATER SYSTEM
(I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM
(J) 1.5 METRE CONTOUR INTERVALS SHOWN ON THE FACE OF THE PLAN
(K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
EMERGENCY SERVICES- POLICE, FIRE, AMBULANCE
MUNICIPAL SERVICES - PIPED WATER, PIPED SANITARY, TRASH, GARBAGE,
RECYCLING, ROAD MAINTENANCE, SCHOOL, BUSING, SNOW REMOVAL,
PUBLIC SERVICES - GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
(L) THERE ARE NO EASEMENTS AFFECTING THE PROPERTY.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
2011
R.D. MILLER
ONTARIO LAND SURVEYOR
FOR MILLER & URSO SURVEYING INC.

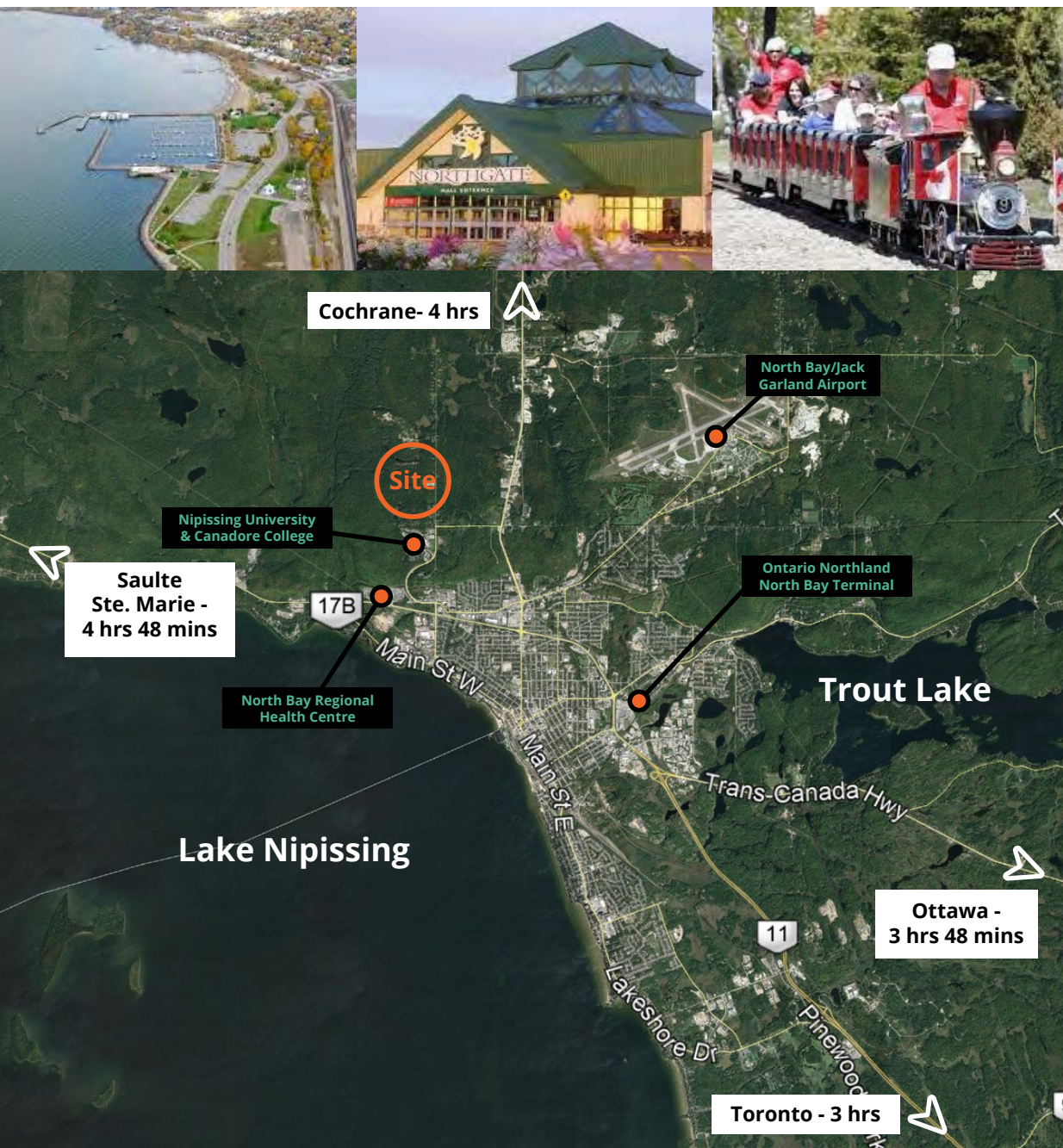
OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO
2011
1833801 ONTARIO INC.
BARRY PARRITT - PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION
REGISTERED OWNER OF
PIN 49127-0249 (LT)



Residential Development Opportunity





North Bay, ON



About the City of North Bay

The City of North Bay is a just over 3 hours north of Toronto. It has many attractions and a lifestyle that makes it an attractive place to live. The economy consists of the mining, lumber, manufacturing, government, educational and health sectors to mention a few. It has a number of attractions. Below you will find some excellent information of what make this an ideal area to live while enjoying the outdoors in a safe environment:

City highlights

-  **14** Museums & Art Galleries
-  **100+** restaurants to choose from (ethnic, fine dining, fast food, family dining)
-  **20+** Hotels and Motels
-  **50+** Campgrounds and Cottages
-  Nature's Playground – golfing, fishing, hunting, skiing, snowmobiling, curling, tennis, boating

Read more about the economic developments happening in North Bay: investinnorthbay.ca/

Amenities & recreation

- The property is in close proximity to two beautiful trails
 - College Trail and Duchesnay Falls Trail
- Within 500 feet of University/College
- 2 minutes from New Hospital
- Within 5 minutes of all major amenities

Click the amenity
to learn more

[College Trail](#)

[Duchesnay Falls Trail](#)

Links to info on trails

College Trail
discoveryroutes.ca/north-bay/education-centre/

Duchesnay Falls Trail
northeasternontario.com/hikes-duchesnay-falls-north-bay/
ontariotrails.on.ca/index.php?url=trails/view/duchesnay-falls-trails

[North Bay/
Jack Garland Airport](#)

North Bay Golf
& Country Club

Algonquin
Square

McKeown
Commons

Laurentian
Ski Hill

Laurentian
Conservation Park

Northgate
Shopping Centre

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