

## Land Development Opportunity

- Sale price: \$2,380,000.00
- Approximately 57 acres
- RU - Rural Countryside zoning
- Severance possible
- Ecological land classification and woodland assessment study completed May 2014

### Get more information

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Ottawa River

Highway 174

Old Montreal Road

**Sale Price: \$2,380,000.00**

## **Property Location**

Close to Highway 174 and 5 minutes east of Orleans

## **The Opportunity**

Possibility to Sever into 2 large exclusive Country Estate Lots

## **Legal Description**

PART LOT 22 CON 10S CUMBERLAND PARTS 4,5 & 6 ON PLAN 4R25097 SUBJECT TO AN EASEMENT OVER PT 5 PLAN 4R25097 IN FAVOUR OF PT LT 22 CON 10S CUMBERLAND PTS 1,2,3 & 7 PLAN 4R25097 AS IN OC1243607 CITY OF OTTAWA

## **Zoning**

RU - Rural Countryside Zone

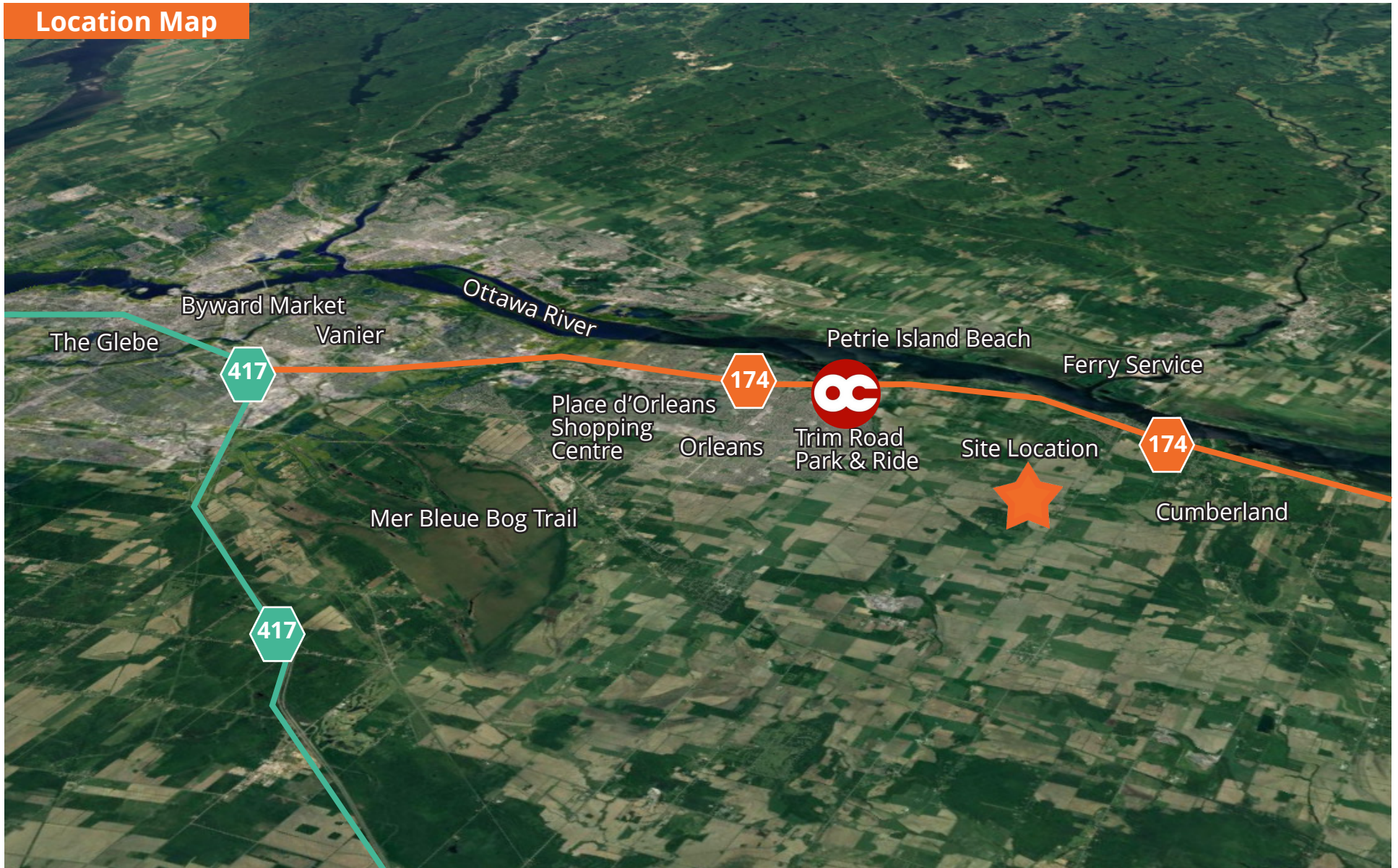
## **Tax Estimate**

\$2,150.00 (approx.)

## **Services**

Unserviced

## Location Map



5 minutes  
3km to  
Cumberland

7 minutes  
5km to  
Highway 174

10 minutes  
7km to  
Orleans Town  
Centre

10 minutes  
8km to  
Place d'Orleans  
Shopping Centre

15 minutes  
23km to  
Highway 417

20 minutes  
25km to  
Byward Market

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## 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

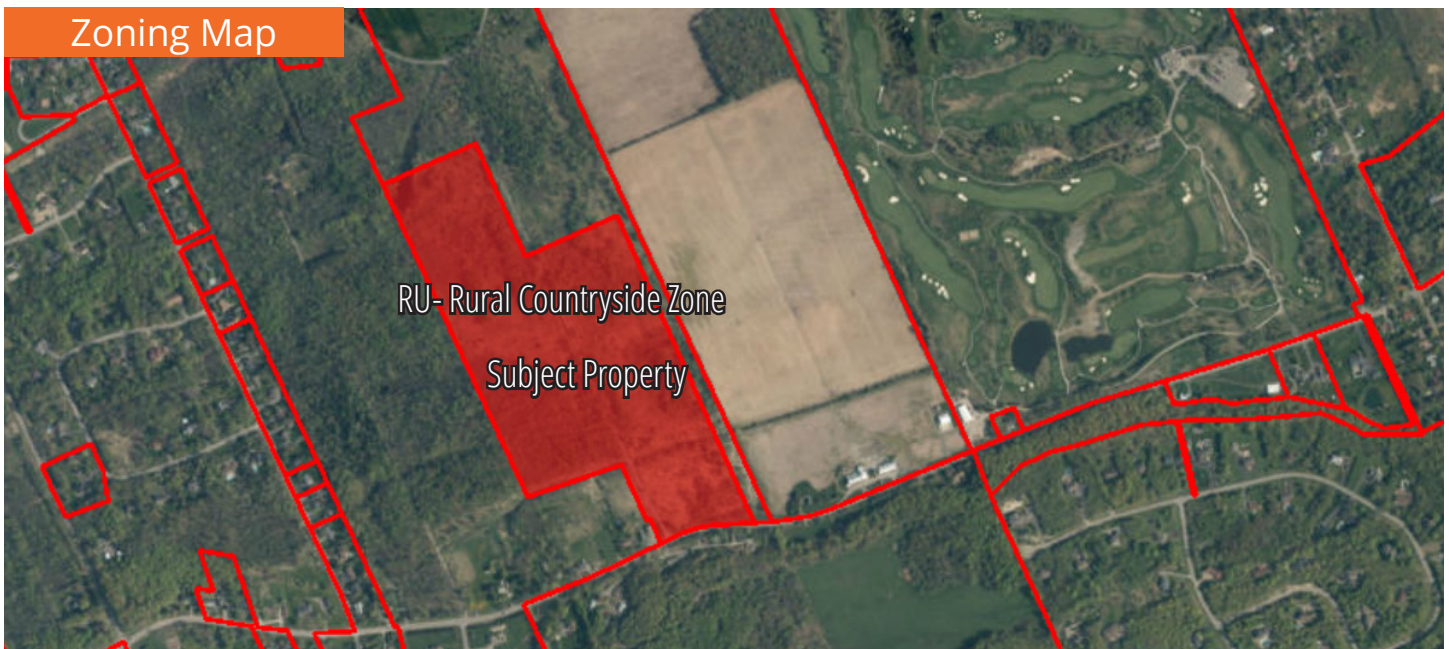
ZONING MECHANISMS	PROVISIONS		
	II	III KENNEL	IV OTHER USES
	AGRICULTURAL USE, EQUESTRIAN ESTABLISHMENT		
(a) Minimum lot width (m)	60	see Part 3, Section 84	50
(b) Minimum lot area (ha)	2		0.8, see ss. 227(6)
			(By-law 2008-457)
(c) Minimum front yard setback (m)	10		10
	6 for a farm produce outlet with a floor area of 28m <sup>2</sup> or less		
(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

# Current zoning

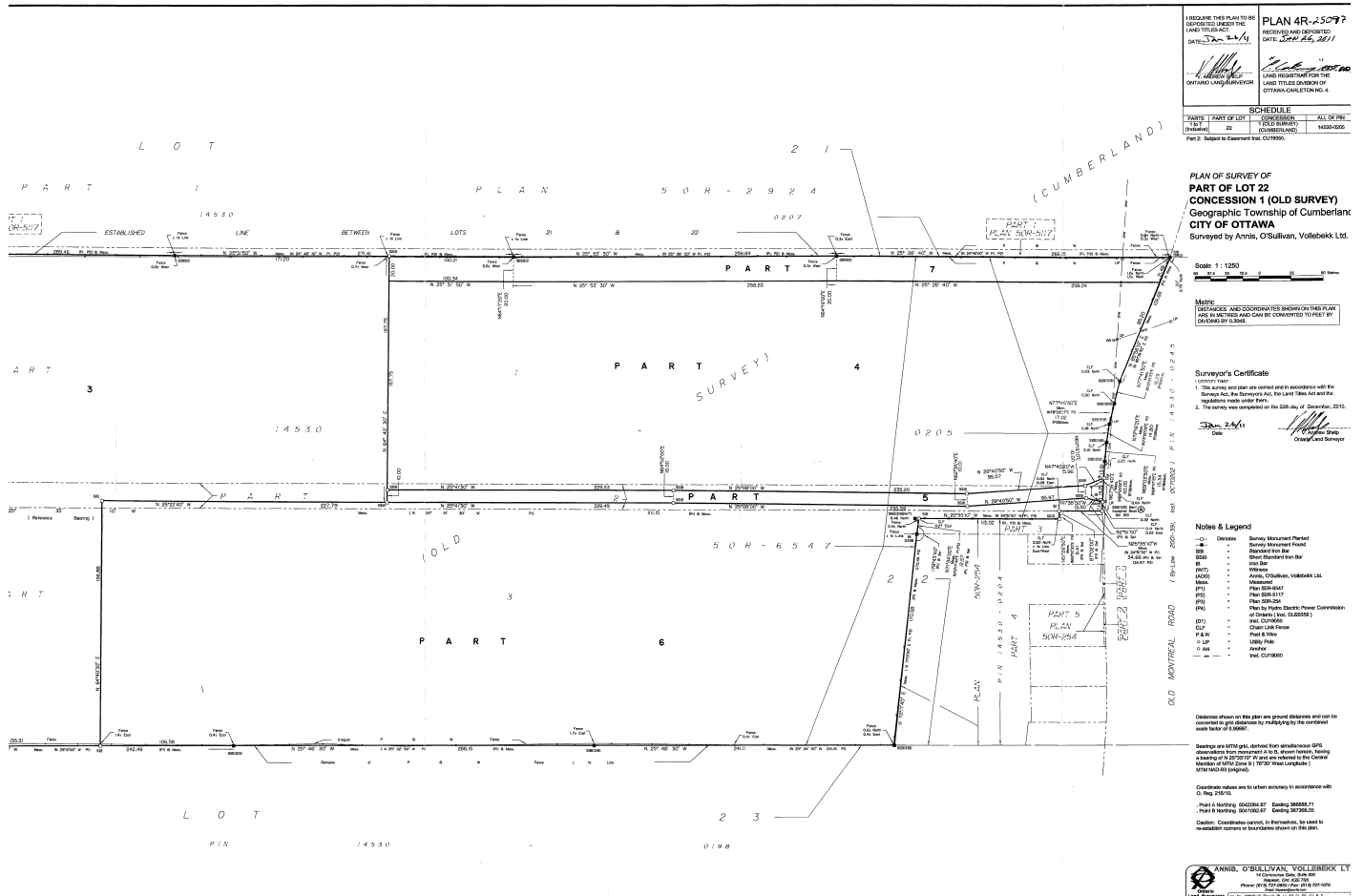
## For Sale Land Development Opportunity

1721 Old Montreal Road, Ottawa, ON

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)



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