



Colliers

For Sale: \$2,250,000

Future Development Site

40 Frances Ave., Chatham, ON N7M 0N7

 [View Online](#)

Highlights:

- Just over 45 acres
- Municipal services available
- Adjacent to the settlement boundary
- Level site

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—Accelerating success.—

40 Frances Ave., Chatham, ON | For sale

Future Development Site

Just over 45 acres of future development land offering potential for a large-scale residential subdivision. Located adjacent to the settlement boundary, the site is relatively flat.

While the property currently contains existing structures, they hold little contributory value; value is in the land's future development.

Bordered by established, family-friendly neighbourhood, ensuring a seamless transition for future residential phases. Situated with easy access to Bloomfield Road, providing easy access to the city and a quick connection to Highway 401.

Zoning is A1 and RLE-1. The RLE-1 zoning permits a dwelling.

Official Plan:

- **Agricultural**
- **Adjacent of the settlement boundary**
- **Adjacent to the future Chatham Western Transportation Link (CWTL), a proposed rural and urban arterial road project.**



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Soil Types & Drainage

Soil Profile: Beverly Loam (Bl)

Beverly Loam is a premium, medium-textured soil recognized for its ideal balance of sand, silt, and clay. While naturally imperfectly drained, installed systematic tile drainage eliminates this limitation, elevating the soil's ability to deliver highly productive Class 1-level yields. The soil boasts exceptional moisture-holding capacity—acting as a critical buffer during summer dry spells—and has high nutrient retention to maximize fertilizer.

Suitability for Common Field Crops

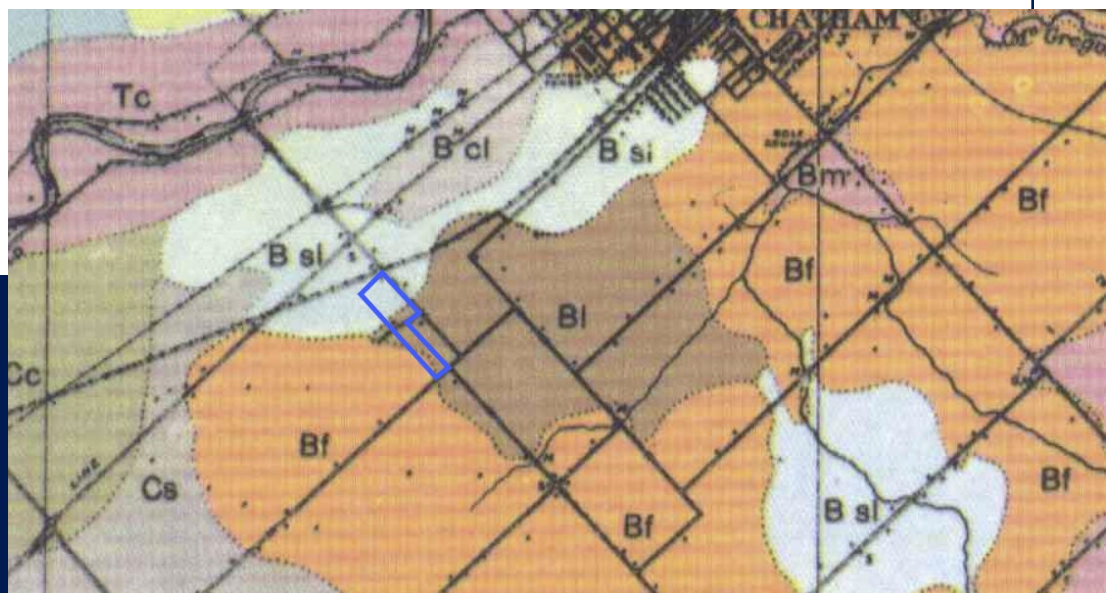
When tile-drained, "Bl" is a powerhouse for cash cropping. It provides a high-fertility, drought-resilient environment that consistently drives top-tier yields for corn, soybeans, and winter wheat.

Suitability for Specialty Crops

This soil is highly sought after for processing and high-value markets. It is exceptionally well-suited for tomatoes, sweet corn, green peas, and edible beans.

Agricultural Tile Drainage

- Plastic drain tiles
- Map available
- Outlet is Bullis Creek



Zoning: A1 and RLE-1

A1 - Agriculture Zone:

No person shall, within any A1 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

- a) Agricultural Use, excluding a residential dwelling on a lot created as a result of a consent to sever a dwelling, after January 1, 2006, with an area greater than 0.8 ha.
- b) Agricultural Use
- c) Agri-tourism Use
- d) Bed and Breakfast Establishment
- e) Bunkhouse accessory to an Agricultural Use
- f) Conservation
- g) Existing Churches, Cemeteries and Assembly Halls
- h) Existing Dwelling
- i) Existing Mobile Home
- j) Existing pit operation as defined and licensed by the Aggregate Resources act, as amended from time to time
- k) Farm Sales Outlet
- l) Farm, Specialized
- m) Farm Vacation Establishment
- n) Forestry or woodlots
- o) Greenhouse Farm
- p) Greenhouse Farm Large-Scale
- q) Greenhouse Large-Scale
- r) Kennel
- s) Preservation of Wildlife and Fisheries
- t) Single Detached Dwelling or a Mobile Home accessory to an agricultural use
- u) Single Detached Dwelling on an existing lot
- v) Single Detached Dwelling on a lot created as a result of a Consent, after January 1, 2006, with an area of 0.8 ha. or less
- w) Notwithstanding the foregoing, the maximum number of residential dwellings accessory to an agricultural use shall be one (1)



Regulations

Each use permitted in an Agricultural Zone (A1) is subject to:

- a) the regulations in Section 4;
- b) the regulations detailed in the following Performance Standard Chart applicable to the zone; and
- c) any exceptions referred to in Schedule "B" applicable to the land, building or structure.

Residential Low Density Zone (RL)

Uses Permitted No person shall, within any RL Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

RLE-1: Single Detached Dwelling, Group Home, Small Rental Dwelling Unit, Large Rental Dwelling Unit.



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