



## Shovel Ready Residential Development Land

- Asking Price: \$2,000,000.00
- Approximately 1 acre
- Zoning: R4-1 Residential Fourth Density Zone
- Development-Ready Site with services to the lot line
- Potential to develop up to 48 units

## Get more information

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## The Opportunity

Representing the third Phase of a 3 - Phase development site in Kemptville known as Kemptville Meadows, this opportunity allows developers to acquire a site prime for development, with services to the lot line, existing storm water pond, and an existing park which satisfies Phase 3's Parkland Dedication requirement. Phases 1 & 2 are complete and Phase 3 is ready for development.

Phase 3 is site plan approved for six blocks of eight units. A purchaser may choose to move forward with the six block plan or introduce a new vision for the lands.

The site benefits from immediate proximity to the South Branch Elementary School, North Grenville District High School, Kemptville Area Resource Centre, and Kemptville Hospital. Ample amenities at [Kemptville Colonnade](#), and HWY 416 access in an approximate 5-minute drive.

## About Kemptville:

The Town of Kemptville is the largest community in the Municipality of North Grenville boasting a small town historic charm with easy access to along the Rideau River, while boasting a busy commercial sector, strong industry and excellent access via HWY 416 to City of Ottawa, HWY 401, and to the United States through Ogdensburg. The Town of Kemptville projects substantial and continuous growth over the next 20 years.

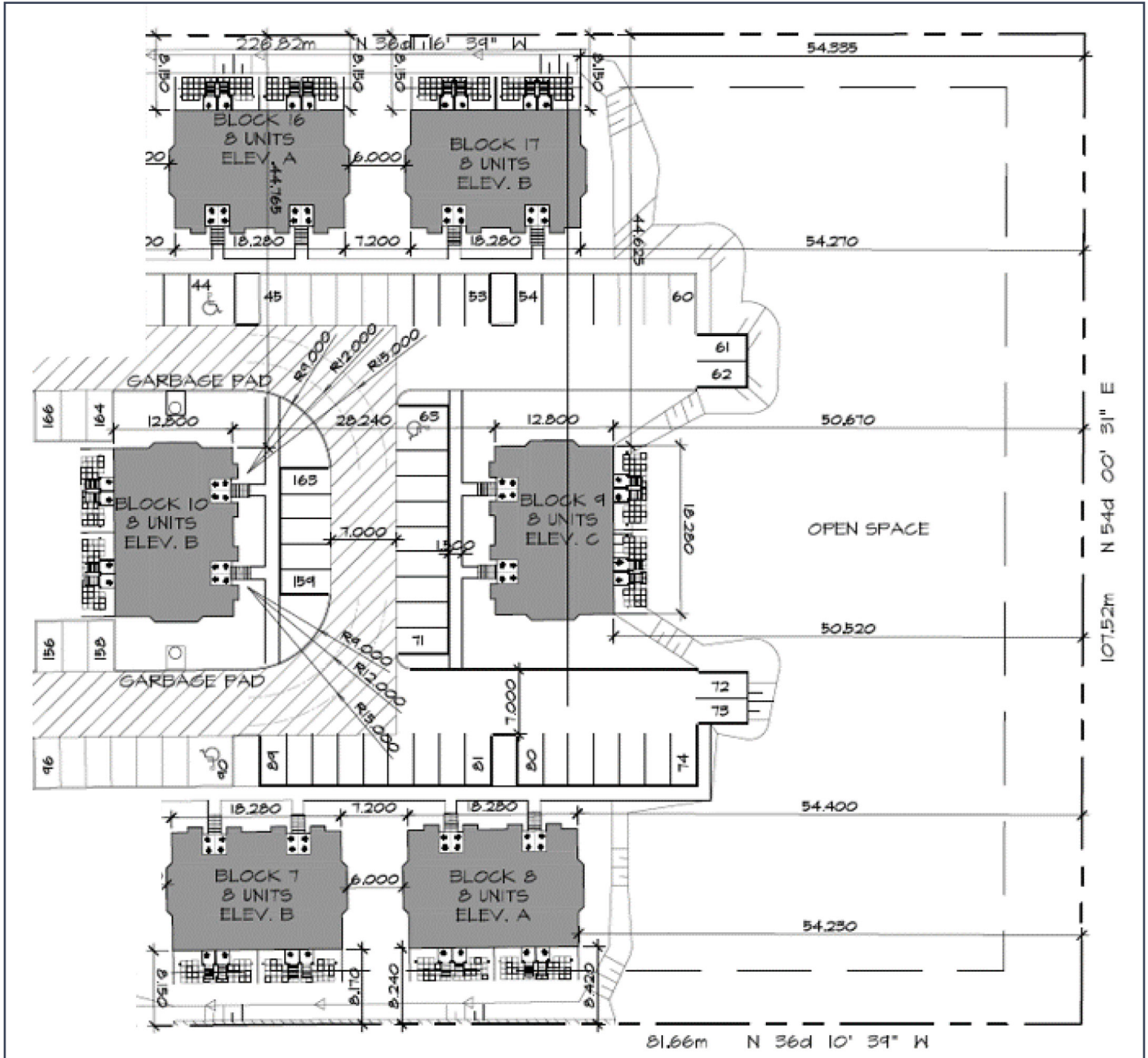
<b>Legal Description</b>	PART LOT 26, CONCESSION 4, OXFORD, PARTS 4, 11 & 14 PLAN 15R11442 SUBJECT TO AN EASEMENT IN GROSS AS IN GC19822 SUBJECT TO AN EASEMENT AS IN GC19823 SUBJECT TO AN EASEMENT AS IN GC22518 TOGETHER WITH AN EASEMENT OVER PTS 1,2,6,7,8,9 & 12 PL 15R11442 AS IN GC23325 TOGETHER WITH AN EASEMENT OVER PT LT 26 CON 4 OXFORD PT 7 PL 15R11442 AS IN GC23325 TOGETHER WITH AN EASEMENT OVER PT LT 26 CON 4 OXFORD PT 1 PL 15R11442 AS IN GC23325 SUBJECT TO AN EASEMENT IN FAVOUR OF PT LT 26 CON 4 OXFORD PTS 1,2,6,7,8,9 & 12 PL 15R11442 AS IN GC23325 TOGETHER WITH AN EASEMENT OVER ALL COMMON ELEMENTS OF GRENVILLE STANDARD CONDOMINIUM PLAN NO. 13 AS IN GC28574 SUBJECT TO AN EASEMENT IN FAVOUR OF PT LT 26 CON 4 OXFORD PTS 3, 5, 10, 13 & 15 PL 15R11442 AS IN GC28574 MUNICIPALITY OF NORTH GRENVILLE
<b>Frontage Severed:</b>	332.71 ft.
<b>Area:</b>	1 acres to be severed





# Site Plan

**For Sale**  
2660 Concession Road  
Kemptville, ON



## Section 16 – R4 – Residential Fourth Density Zone

Within the Residential Fourth Density (R4) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section provided it is serviced by municipal water supply and sanitary sewers.

### 16.1 Permitted Uses

- Apartment dwelling
- stack townhouse dwelling
- semi-detached dwelling, duplex dwelling, boarding or rooming house, in accordance with Section 14.2.1 for the R2 zone
- triplex dwelling, fourplex dwelling, townhouse dwelling in accordance with Section 15.2 for the R3 zone
- bed and breakfast
- home occupation – domestic and household arts
- home occupation - professional use
- Additional Residential Unit
- a Type A group home
- buildings, structures and uses accessory to a permitted use

For detailed information please visit the link : [\*\*Comprehensive Zoning By-Law No 50-12\*\*](#)

**Source: Municipality of North Grenville**





# Location map

## Travel Distances

Highway 417	32 mins
Downtown, Ottawa	45 mins
Highway 416	5 mins
Kanata	30 mins
Barrhaven	25 mins
Highway 401	20 mins
Bridge to USA (Ogdensburg)	30 mins



## Get more information

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