



MARY ST

HAVELOCK, ON | 6.548 ACRES | FOR SALE

DEVELOPMENT CONCEPT FOR 25-SINGLE DETACHED LOTS



THE OFFERING

CBRE Limited is pleased to offer for sale, approximately 6.548-acres of development land at Mary Street in Havelock, Peterborough County (the 'Site' or 'Property').

The Site is part of the Mathison Meadows Subdivision, which overall proposes a 100-unit residential development. This Site being offered for sale includes 25-single detached units with access and municipal services being extended from the existing water and sewage system. The proposal adheres to the County and Local Official Plans and was supported by the Township. The Township is also working on a two-phased servicing system update, one involving a capacity upgrade of 80 units, that was expected to be completed by end of 2023, and another, involving an expansion of the treatment plant at a later date. The Site represents an excellent opportunity for a developer to build desired ground-oriented product type, that is well-suited to the area, supported by Township staff, and infill in nature.

Total Area	\pm 6.548 ac.
PIN's	282280002
Location	Between William Street & Mary Street, Havelock
Local Official Plan	Residential; Wetlands
County Official Plan	Residential; Natural Core Area
Zoning	R1
Concept	25 Residential Single Detached Lots

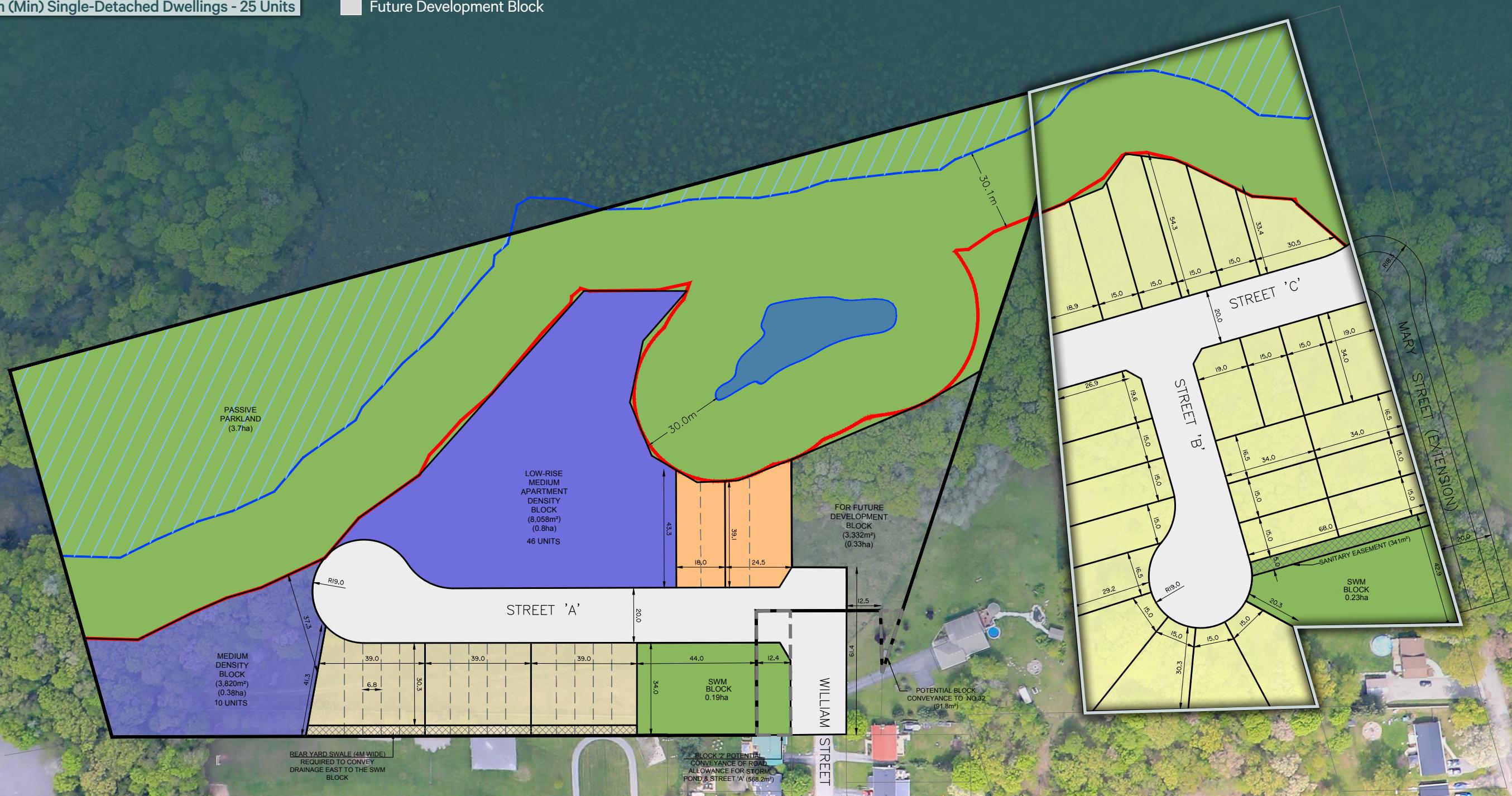


SUBDIVISION DEVELOPMENT CONCEPT

UPDATED JULY 30, 2024

- Proposed Low-Rise Medium Density Block - 46 Units
- Proposed 24m (Min) Medium Density Block - 10 Units
- Proposed 18m (Min) Semi-Detached Dwellings - 4 Units
- Proposed 6.8m (Min) 2-Storey Townhouse Units - 15 Units
- Proposed 15m (Min) Single-Detached Dwellings - 25 Units
- Passive Parkland (Wetland +30m Setback)
- Wetland Boundary
- Storm Water Pond
- 20m Municipal Road Allowance
- Future Development Block

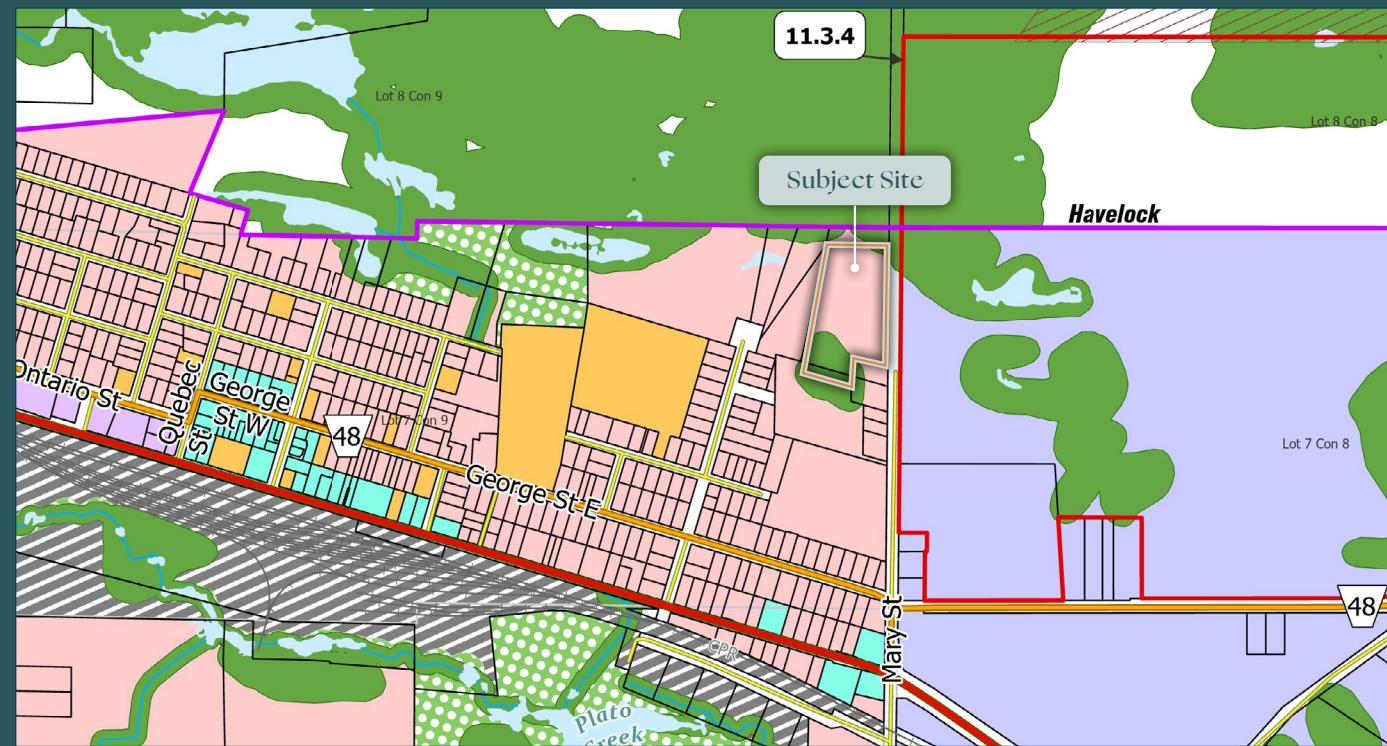
Engage Engineering Ltd. is managing the development project, having made significant progress into the civil engineering design. Specifically, they have progressed on the Functional Servicing Report, Preliminary Stormwater Management Report, as well as the supporting Preliminary Grading and Servicing Plan. The Geotechnical consultant has also advanced its work on the Geotechnical Report. Engage has confirmed with the Township that there appears to be adequate water and wastewater treatment plant capacity for the development.





OFFICIAL PLAN

COUNTY OFFICIAL PLAN: RESIDENTIAL; NATURAL CORE AREA



Land Use

Agriculture	Parks & Conservation
Community Commercial	Residential
Community Core	Rural
Future Development	Urban Employment Area
Institutional	Waste Management Area
Natural Core Area	Floodplain

Overlays

Aggregate Resource Overlay
Waste Management Assessment Area
Special Section
Settlement Areas

Base Features

Railroad Track
Provincial Highways
County Roads
Township Roads
Private Roads
Parcel
Lots and Concessions
Waterbody
Watercourse

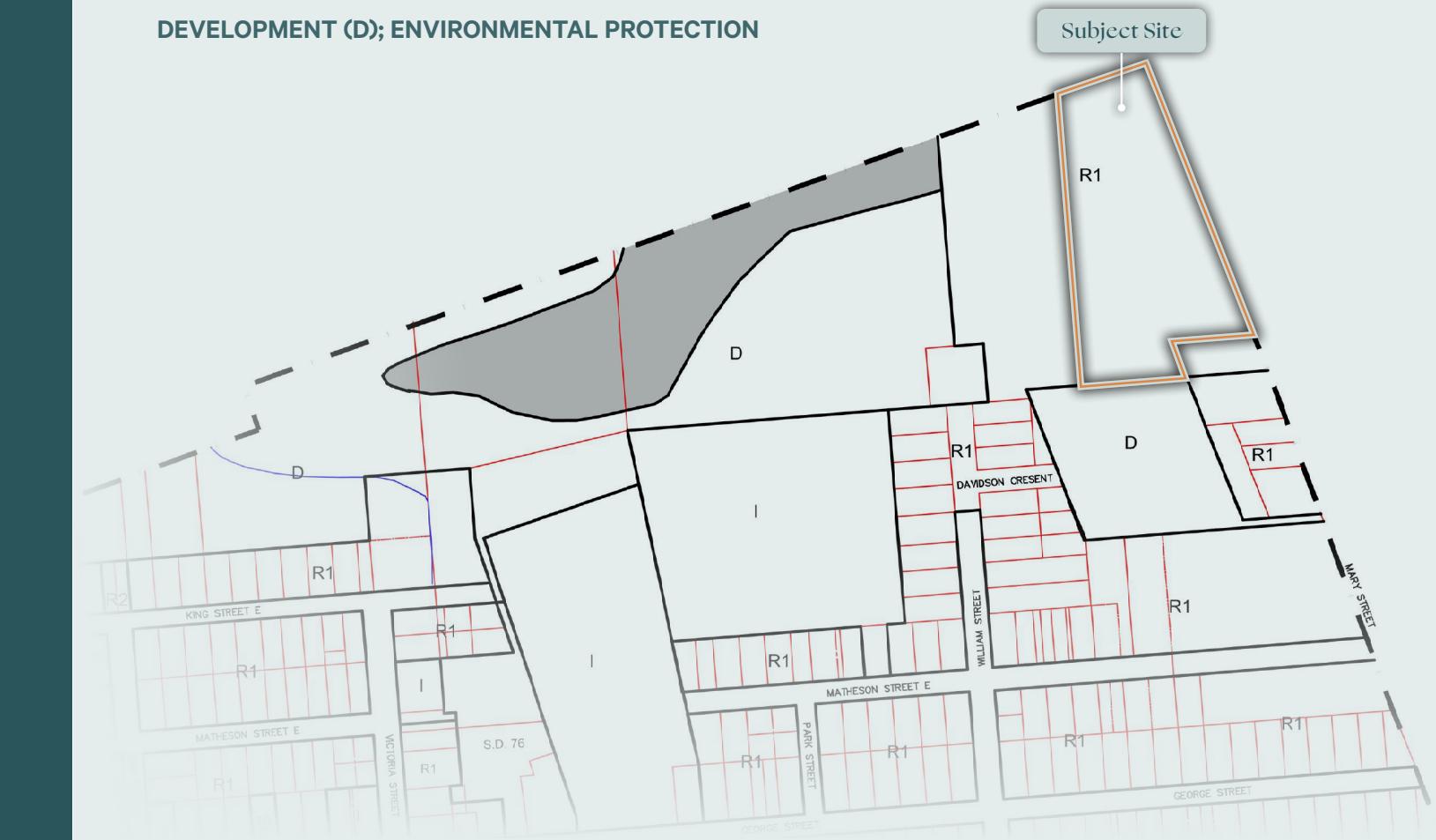
COUNTY OFFICIAL PLAN: RESIDENTIAL; WETLANDS



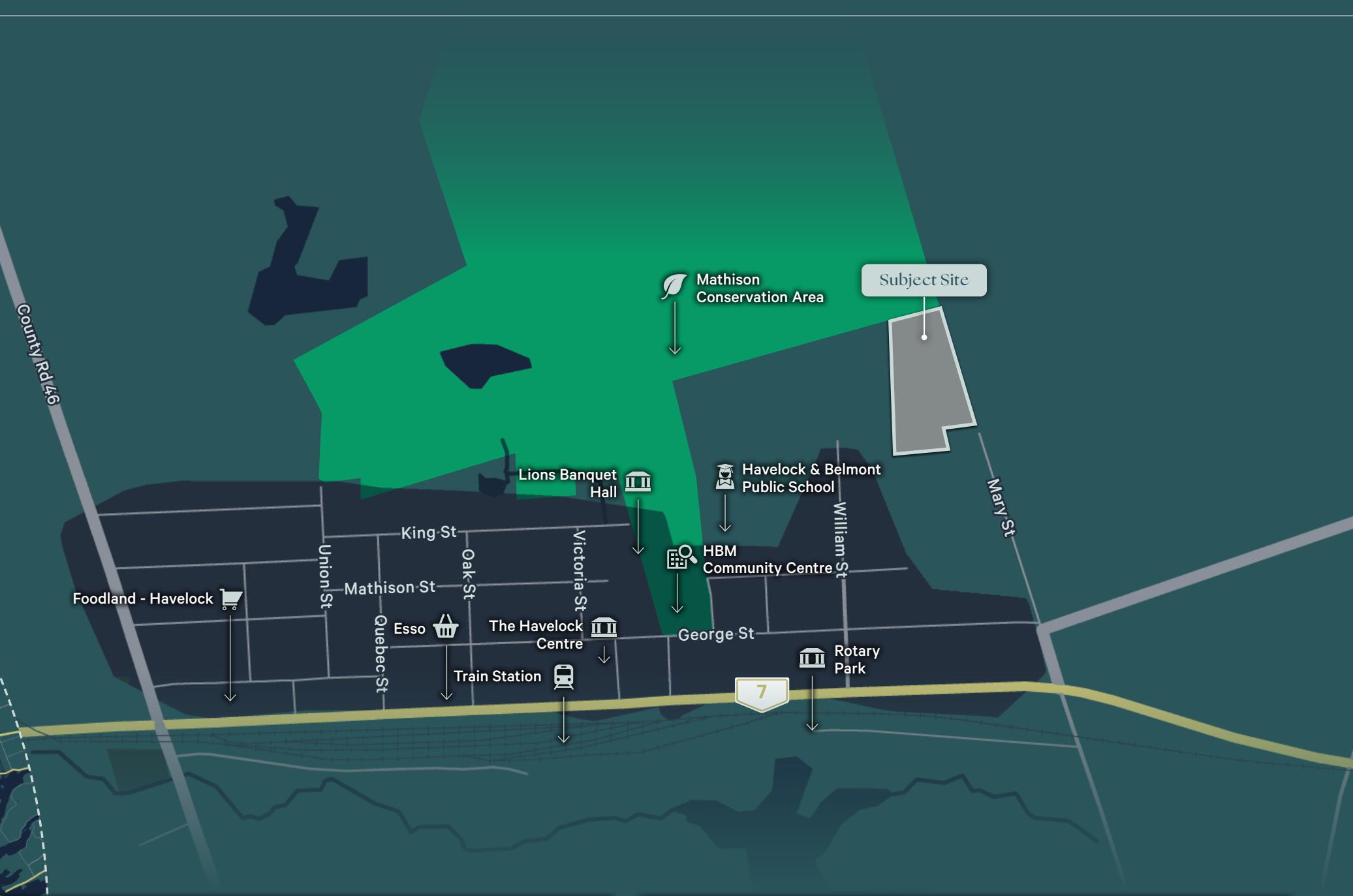
Residential
Commercial
Industrial
Community Facility
Open Space
Future Development
Wetlands (Locally Significant)
Wetlands (Provincially Significant)
Hamlet Settlement Boundary
Provincial Highway 7
County Road
Township Road
Township Road (LIMITED OR NO WINTER MAINTENANCE)
Unopened Road Allowance
Private Road
Railway
Water Course

ZONING BY-LAW

DEVELOPMENT (D); ENVIRONMENTAL PROTECTION



LOCATION & AMENITIES





REDUCED ASKING PRICE

\$999,000

SUBJECT SITE

Mary St

William St

DUE DILIGENCE

Supporting material that is relevant to this offering have been made available in CBRE's confidential online property library. Prospective purchasers seeking property library access are asked to complete this offering's Confidentiality Agreement using the CA submission button at the link below:

[Click Here To Submit CA](#)

The documents itemized below are available:

- + Professional Services Agreement
- + Draft Plan Engage Sketch
- + Proposal for Geotechnical Investigation
- + Concept Plan
- + Record of Pre-Consultation
- + Hastings Building & Development Charges
- + Draft Plan Application
- + Proposal for Environmental Impact Study
- + MTO Comments
- + Flow Testing Reports

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

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