

LAND
SPECIALISTS

CBRE



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.

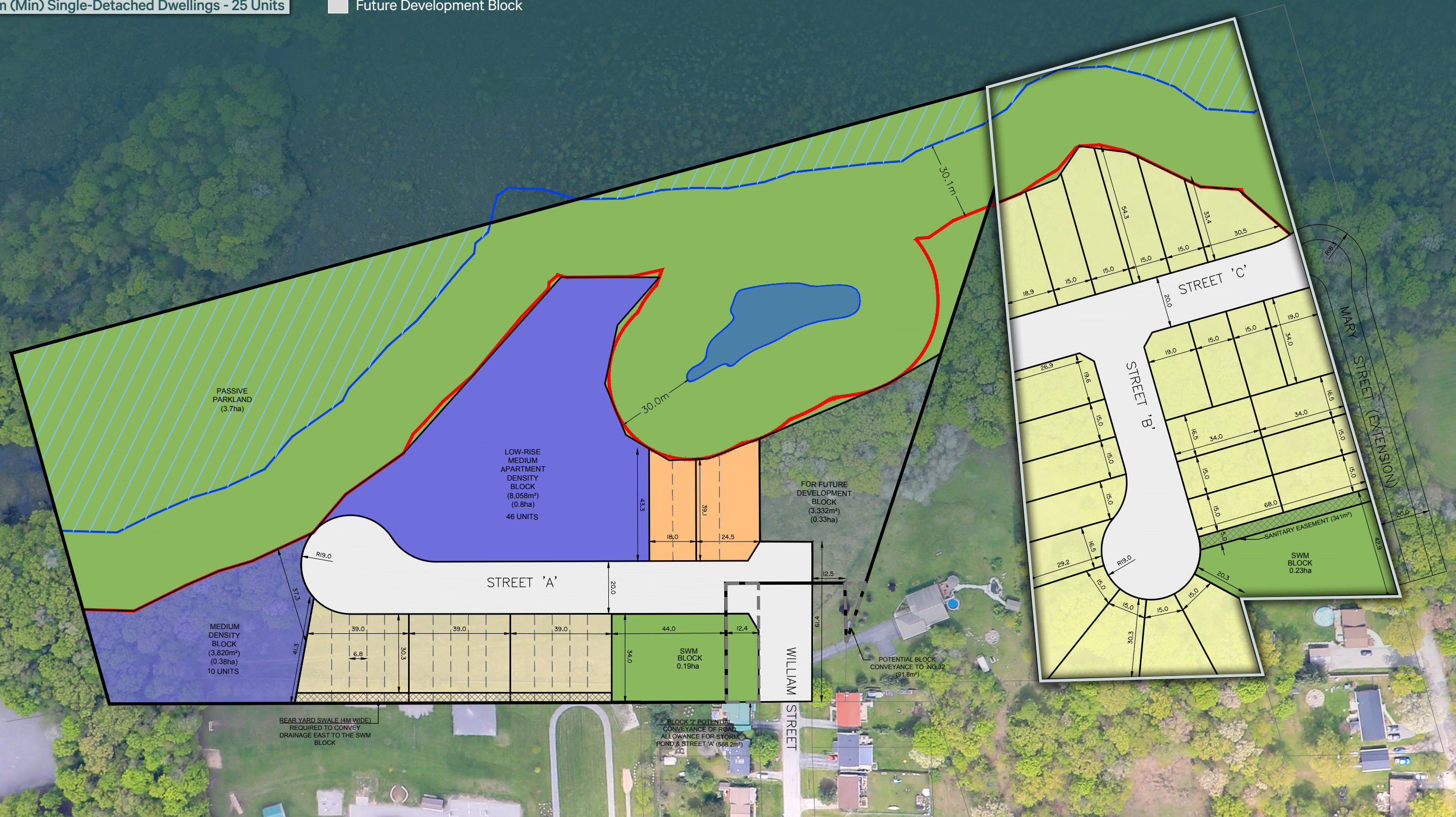
Total Area	± 6.548 ac.
PIN's	282280002
Location	Between William Street & Mary Street, Havelock
Local Official Plan	Residential; Wetlands
County Official Plan	Residential; Natural Core Area
Zoning	R1
Concept	25 Residential Single Detached Lots



UPDATED JULY 30, 2024

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

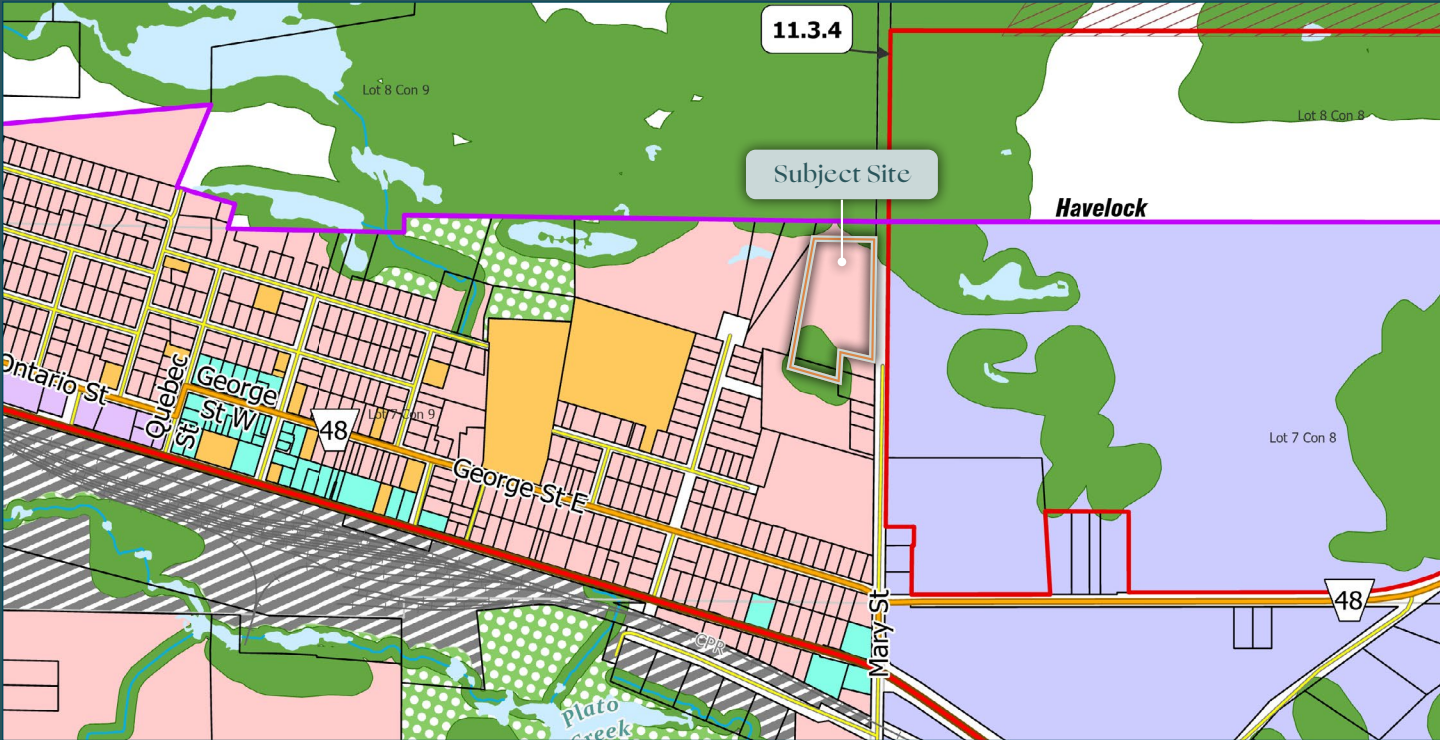
Engage Engineering Ltd. Is managing the development project, having made significant progress into the civil engineering design. Specifically, they have progressed on the Functional Servicing Report, Preliminary Stormwater Management Report, as well as the supporting Preliminary Grading and Servicing 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 |

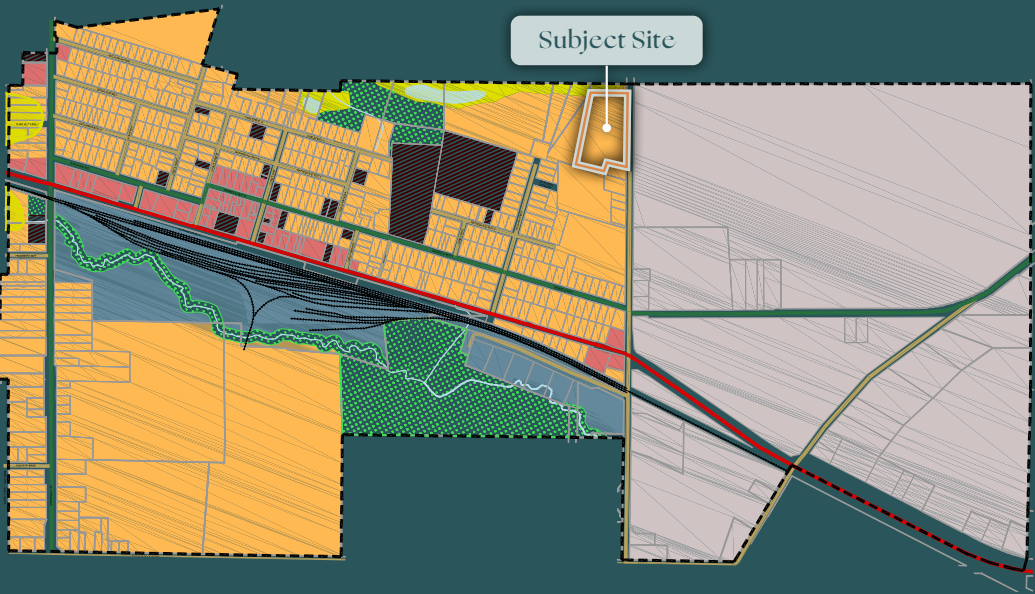
Overlays

- | |
|----------------------------------|
| 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

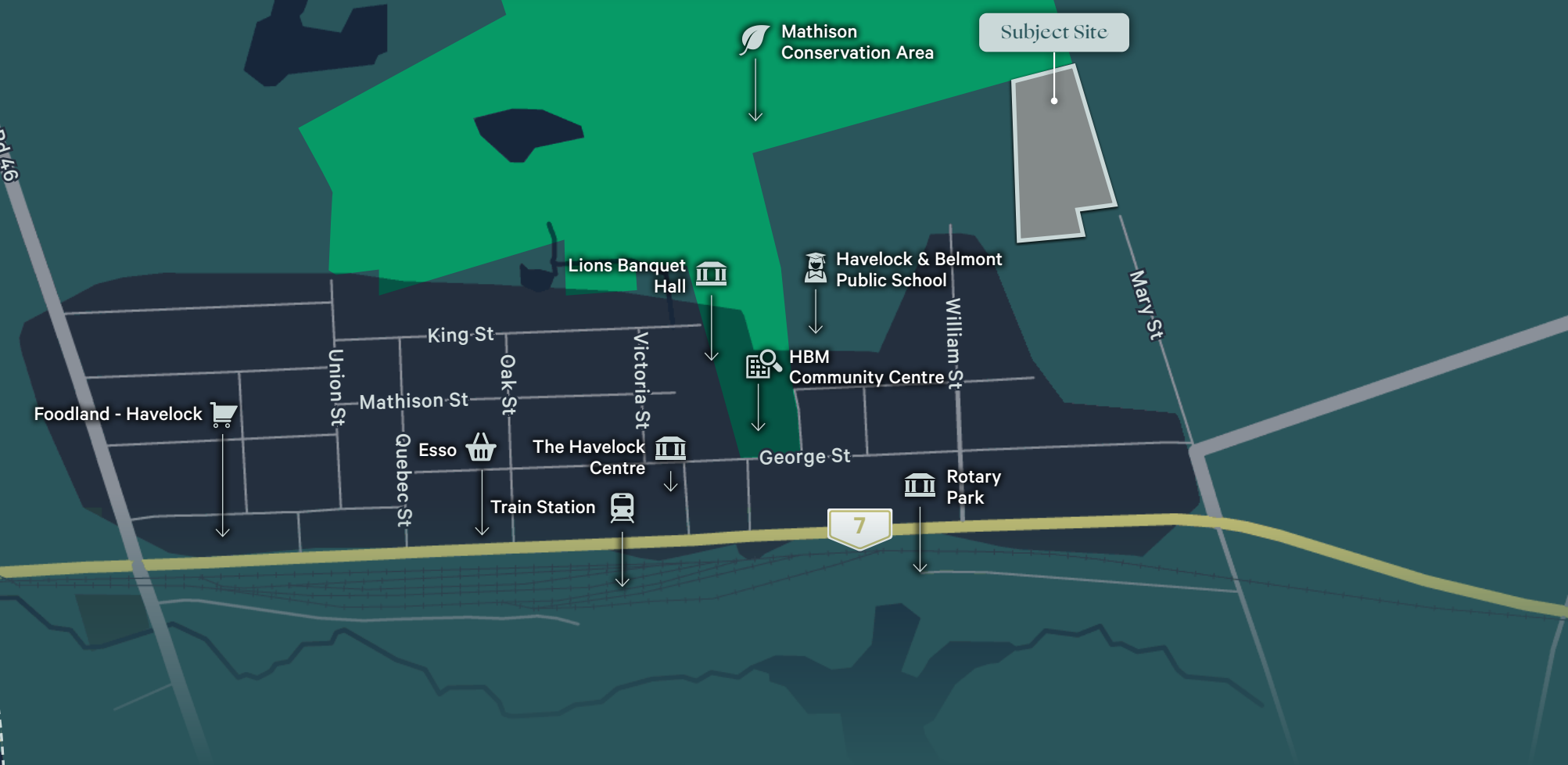
DEVELOPMENT (D); ENVIRONMENTAL PROTECTION





LOCATION & AMENITIES

REGIONAL CONTEXT





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:

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Allison Conetta
Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

*Sales Representative **Broker

All outlines approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Avenue E, Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca

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