



63 ACRES

HARROWSMITH

HAMLET DESIGNATED LANDS

OFFERED AT \$1,895,000.00

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Web: commercialsource.ca

RE/MAX RISE Executives, Brokerage - COMMERCIAL DIVISION
OFFERED BY: PATRICK HULLEY
BROKER OF RECORD / CO-OWNER



A PLAN OF SURVEY. Image © First Base Solutions Inc. & Teranet 2025. Boundary may not line up with aerial photo

DEVELOPMENT LAND OPPORTUNITY

63+/- ACRES

FRONTING NOTRE DAME ST

HARROWSMITH, ON

Prime Development Opportunity within the Hamlet Designation of Harrowsmith, featuring approximately 850 feet of frontage along Notre Dame Street. The site is directly adjacent to Centennial Park and recreational facilities, and backs onto the K&P Trail—part of the broader Cataraqui and Rideau Trail system—exceptional lifestyle amenities for a residential development. Just 17 km to the Hwy 401 & 38 interchange and minutes from Kingston, this location offers both rural charm and urban convenience.

OVERVIEW

The property lies within a defined Settlement Area under the South Frontenac Official Plan, which states:

"It is the intent of the Township that these Settlement Areas will be the focus of a significant portion of new residential and non-residential development."

Subject to municipal and planning approvals, the site represents an opportunity for a residential draft plan of subdivision. The combination of proximity to Kingston, adjacent parkland, trail access, and highway connectivity—set within a community.



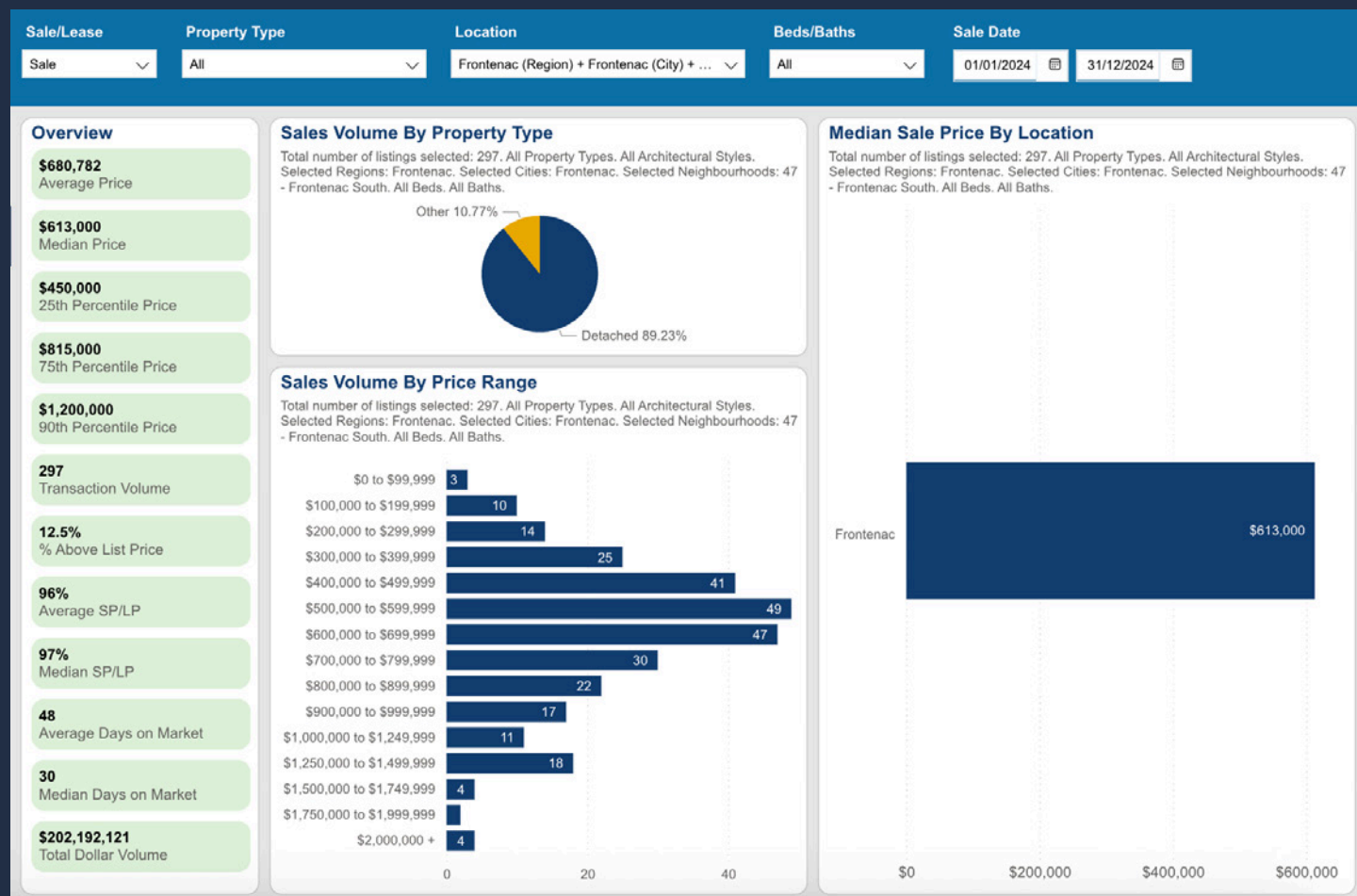
**Directly Adjacent
Centennial Park &
Backing on to
K&P Trail System**

Less than 15 minutes to
Kingston and Hwy 401
interchange

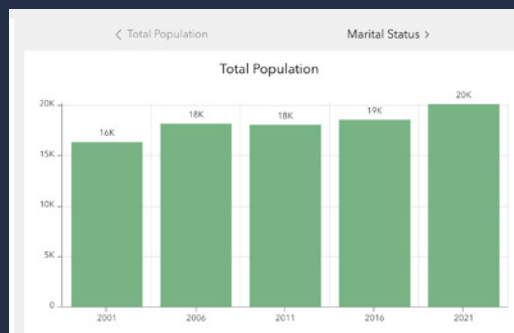
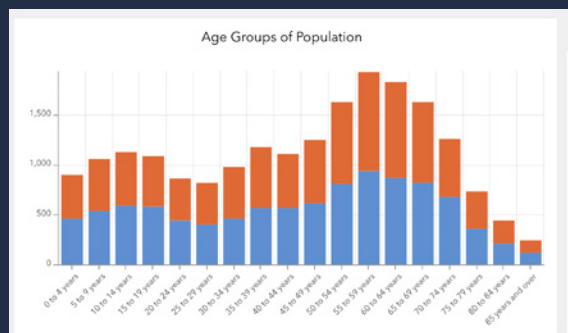
MARKET PROFILE & DEMOGRAPHICS



2024 KAREA MLS® Sales Data - South Frontenac (including Harrowsmith):



MARKET AREA - DEMOGRAPHICS:



ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6
(30.117 metres wide)

LOT CORNER

CONCESSION 5

CONCESSION 6

CONCESSION 7

CONCESSION 8

CONCESSION 9

CONCESSION 10

CONCESSION 11

CONCESSION 12

CONCESSION 13

CONCESSION 14

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PLAN OF SURVEY OF PART OF LOT A, in BLOCK G REGISTERED PLAN No. 57, Village of Harrowsmith AND PART OF LOTS 7 AND 8, CONCESSION 5 Geographic Township of Portland All in the TOWNSHIP OF SOUTH FRONTENAC County of Frontenac

SCALE = 1:1500 - 2008 McDonald & Eberhardt Surveying Ltd.

NOTE
Bearings are astronomic and are derived from the northern limit of PART 6 of Plan 139-698 shown thereon as N85°58'10"E and noted hereon as Reference Bearing.
PART limits are unfenced unless otherwise noted.

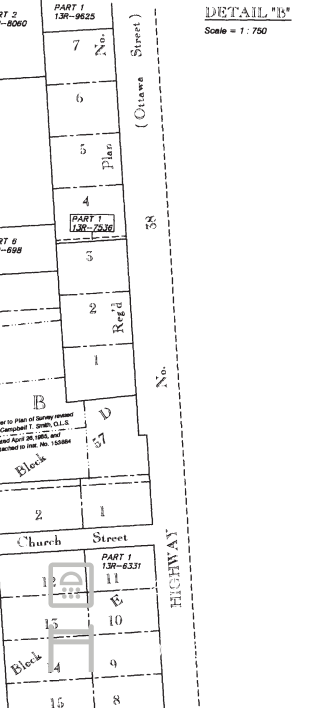
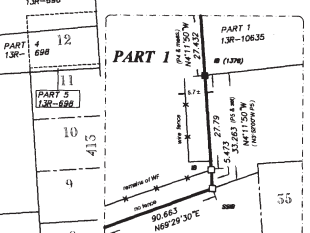
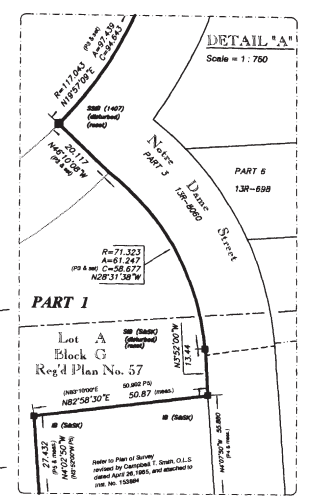
- LEGEND**
- Survey Monument Plotted
 - Iron Bar (18 mm x 180 mm)
 - Standard Iron Bar (18 mm x 180 mm)
 - Short Standard Iron Bar (18 mm x 180 mm)
 - Rock Bar
 - Rock Plug
 - Concrete Pin
 - Wireless
 - Flagging: CLF - chain link, BF - board
 - W - post and wire, RF - rail, SWF - steel rail
 - W - steel barbed wire, O.L.S.
 - D - Eberhardt Surveying Ltd., O.L.S.
 - T.M. - T.M. McDonald Surveying Ltd., O.L.S.
 - McDonald & Eberhardt Surveying Ltd., O.L.S.
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I require this Plan to be deposited under The Registry Act.
January 18, 2008
Thomas MacDonald, O.L.S.

PLAN 139-19074
Received and deposited
January 18, 2008
Land Registrar
for the Registry Division of
FRONTENAC (No. 13)

METRIC				
Distances shown on this Plan are in metres and can be converted to feet by dividing by 0.3048.				
SCHEDULE				
PART	Location	Instrument No.	PIN	Area
1	PART OF LOT A in BLOCK G, REGISTERED PLAN No. 57 AND PART OF LOTS 7 AND 8, CONCESSION 5	403800	30130-0007	25.694 ha

NOTE: PART 1 comprises part of the lands designed by PIN 30130-0007.



SURVEYOR'S CERTIFICATE

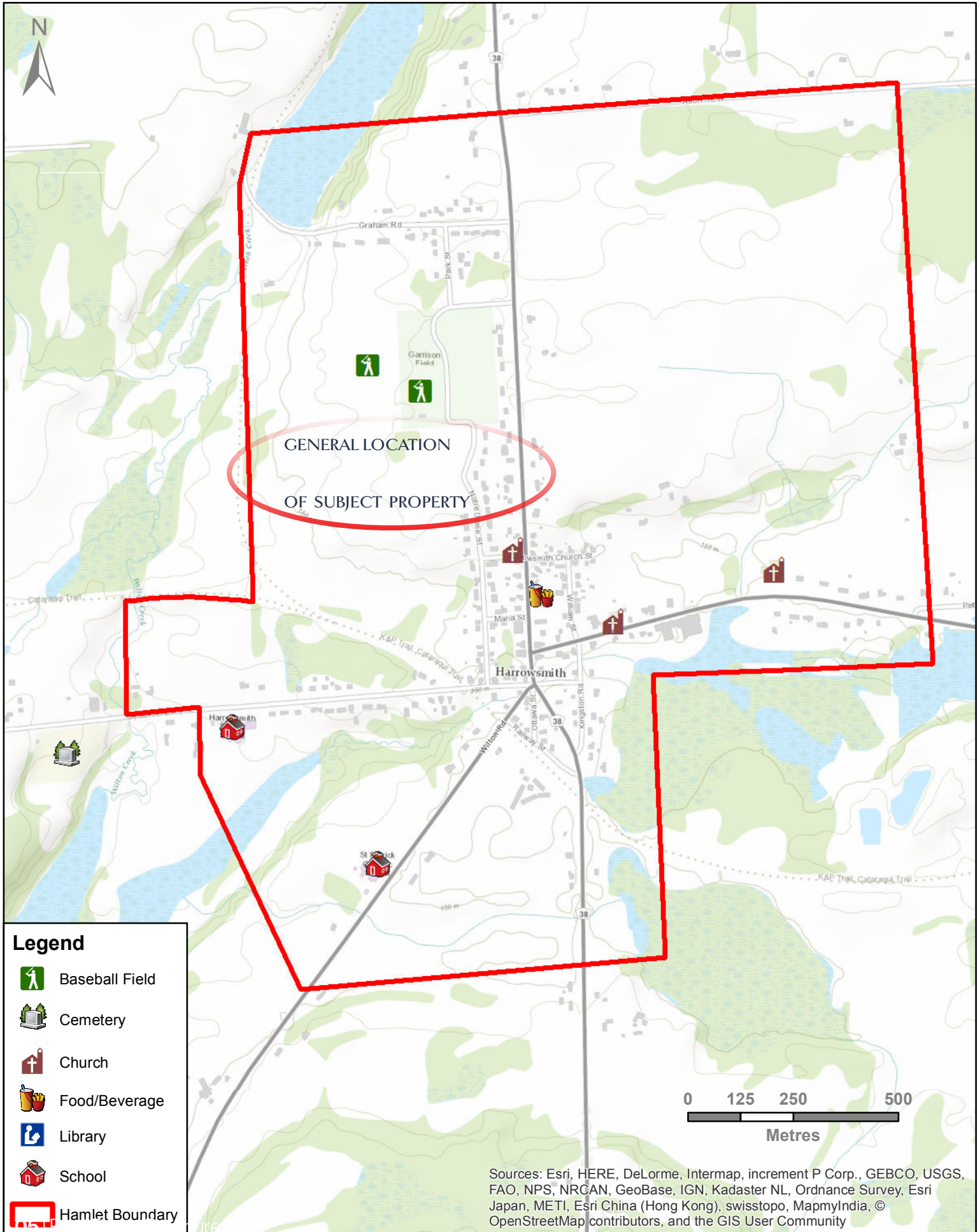
CERTIFY THAT:

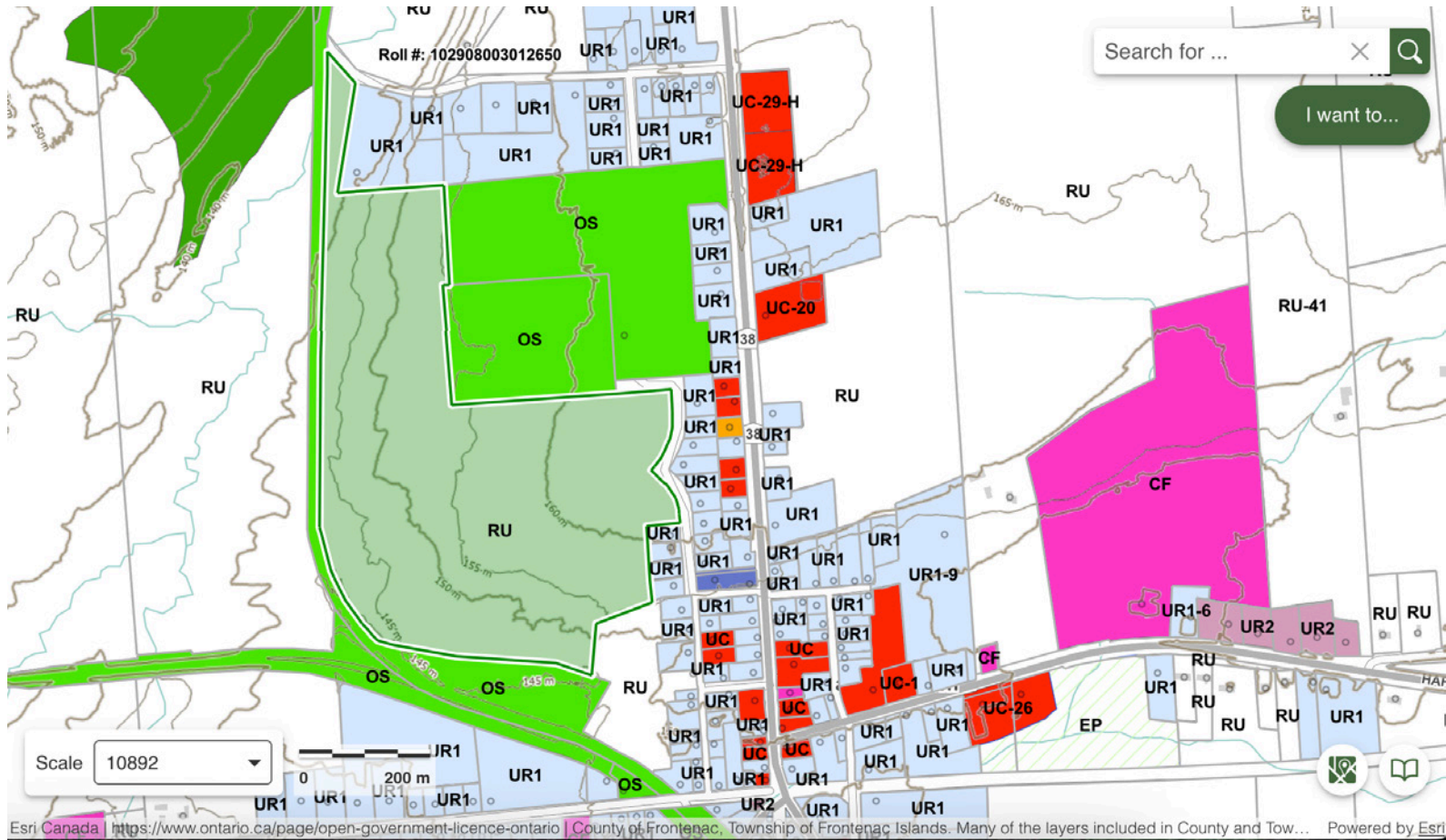
- 1) THIS SURVEY AND PLAN are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the REGISTRY ACT and the REGULATIONS made under them.
- 2) The SURVEY was completed on January 18, 2008

Thomas MacDonald
Surveyor

McDONALD & EBERHARDT SURVEYING LTD.
Field Survey - 1000 - 10th Street, C.I.T.
Instrument - Sokkia SET4 Plan - Tim Eves, O.S.T. 2007-118







Current Zoning is RU a rural zone class, however the property does fall within the Hamlet Boundary of Harrowsmith. The Intent of the Hamlets per the Official Plan is outlined below and in general principal is to support the needs of housing and within community support. In the instance of Harrowsmith the development within is not serviced by any municipal services and would be serviced by private within well and septs. This presents a limitation on developable area per lot and requirements of more detailed hydrogeological studies as well as ground studies to assure that the design is suitable for septic system classes required for the within development framework that would be required.



A definition of Hamlet from the Official Plan within Settlement Areas is outlined below:

4.3 Settlement Areas

The Township contains several villages and hamlets, each with their own important history and identity. It is the intent of the Township that these Settlement Areas will be the focus of a significant portion of new residential and non-residential development. The purpose of this is to provide a range of housing options, transportation and recreation options, and community amenities and services. It is also to ensure municipal services are provided to the public in the most efficient manner possible while simultaneously protecting the natural environment and natural resources of the Township.

The Final Draft of the Township Official Plan was approved by council on April 8th, 2025 and as part of the New Official Plan Draft is the following with respect to communal septic systems denoted within:

2.1 How We Will Grow

The intent of the policies in this section is to guide where future development will occur within the Township, and to guide the expansion and development of the Township's infrastructure needs in a way that is environmentally and economically sustainable. Consideration of servicing options beyond private individual on-site sewage and water services, such as communal sewage and water services, provides an opportunity for the Township to support population and employment targets.





RESOURCE LINKS (click each link to view)

South Frontenac Final Draft Official Plan (April 8, 2025) - southfrontenac.net

Frontenac Maps Geo Hub - county-frontenac.hub

South Frontenac Zoning Bylaw - southfrontenac.net

Commercial Real Estate Search - commercialsource.ca

Meet Patrick Hulley - commercialsource.ca

LET'S TALK COMMERCIAL REAL ESTATE

Patrick Hulley is a founding partner of Your Realty Group & RE/MAX RISE Executives, Brokerage and is the Broker of Record & Co-owner with over 30 years of real estate experience.

Patrick specializes in Commercial Real Estate and is a recognized RE/MAX COMMERCIAL Division Agent. RE/MAX RISE Executives, Brokerage is an independently owned and operated franchise.



Call Directly: Speak with Patrick Hulley, Broker at **613-451-9821**

Search Online: Visit our website at **www.commercialsource.ca**

Email: Connect by email at **patrickhulley@gmail.com**

NOTE: Prospective Purchasers are advised to review independently and ascertain studies, reports and further requirements with respect to development potential. A review and preconsult with South Frontenac Planning Office is a key prerequisite to any review. E. & O.E.

