

00 HARBOUR ST.

Fitzroy Harbour, ON



FOR SALE
AGRICULTURE / DEVELOPMENT
RESERVE LOT

94 acres (approx.)

00 HARBOUR ST.

PROPERTY INFORMATION



Municipal Address: 00 Harbour St., Ottawa, ON, K0A 1X0



Zoning: DR3



Site Services at/near Property Line: Hydro



Land Size: 94 Acres (4,133,488 Sq. Ft.) (Approx.)



Lot Frontage/Depth: 1,989 Ft x 2,272 Ft

00 HARBOUR ST.

PROPERTY DESCRIPTION



Discover an unparalleled investment opportunity in Fitzroy Harbour, Ontario, within the City of Ottawa boundaries. This expansive 94-acre (approx.) development reserve parcel features cleared, flat land currently used for farming. Ideal for residential development, this prime real estate offers boundless possibilities for creating a thriving community. Don't miss out on securing this large tract of land with immense potential.

00 HARBOUR ST.

ZONING - PERMITTED USES - DR3

Permitted uses

The purpose of the DR - Development Reserve Zone is to: recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan

- agriculture use
- agriculture related-use
- emergency service
- environmental preserve and education area
- forestry operation
- group home

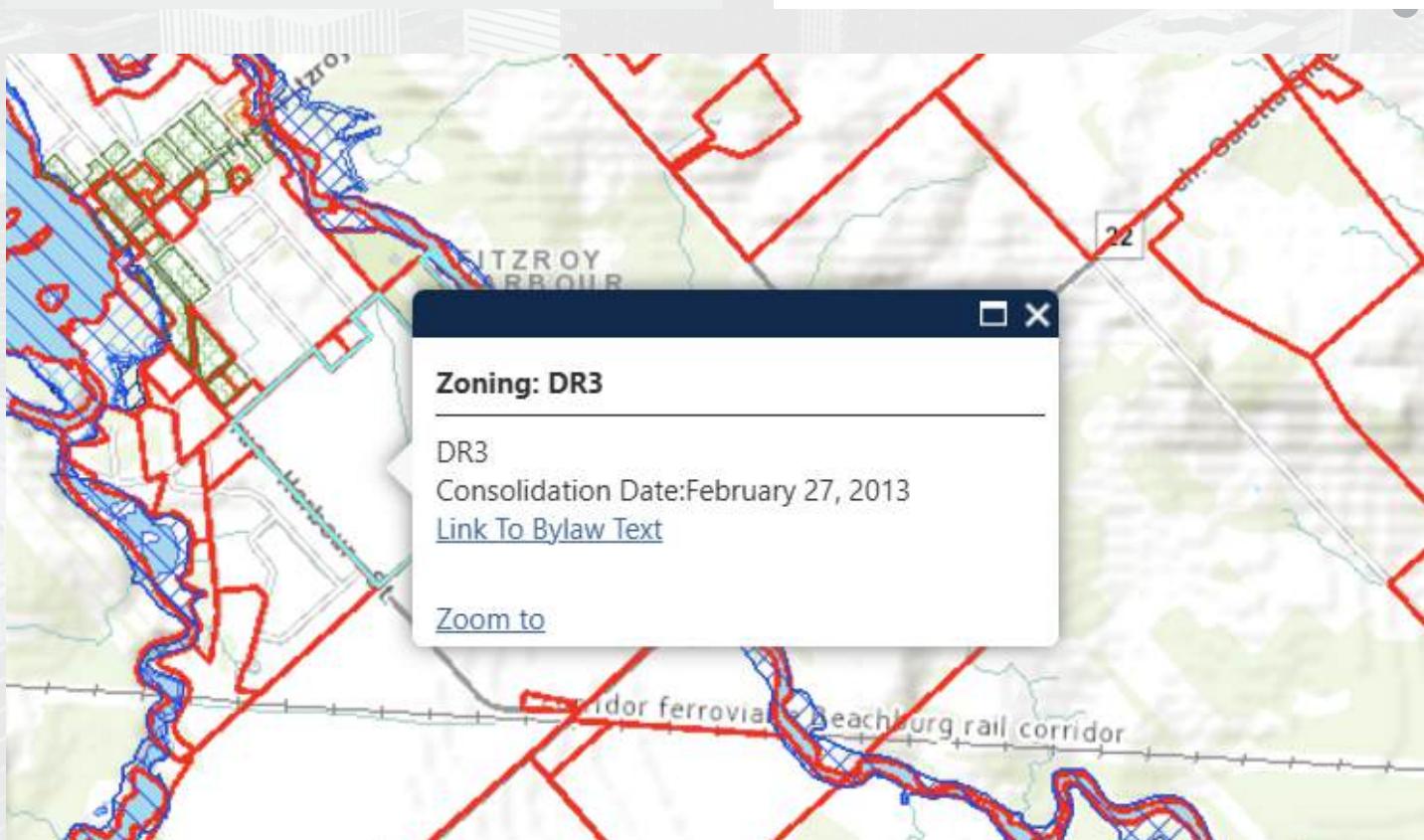
Permitted uses

- on-farm diversified use
- additional dwelling unit
- urban agriculture
- home-based business
- marine facility
- detached dwelling
- park

DR3 Subzone

In the DR3 Subzone, the following use is also permitted subject to the use being located on a lot abutting a public street if that public street existed as of June 25, 2008:

- detached dwelling (By-law 2013-58)
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ENVIRONMENTAL OVERVIEW

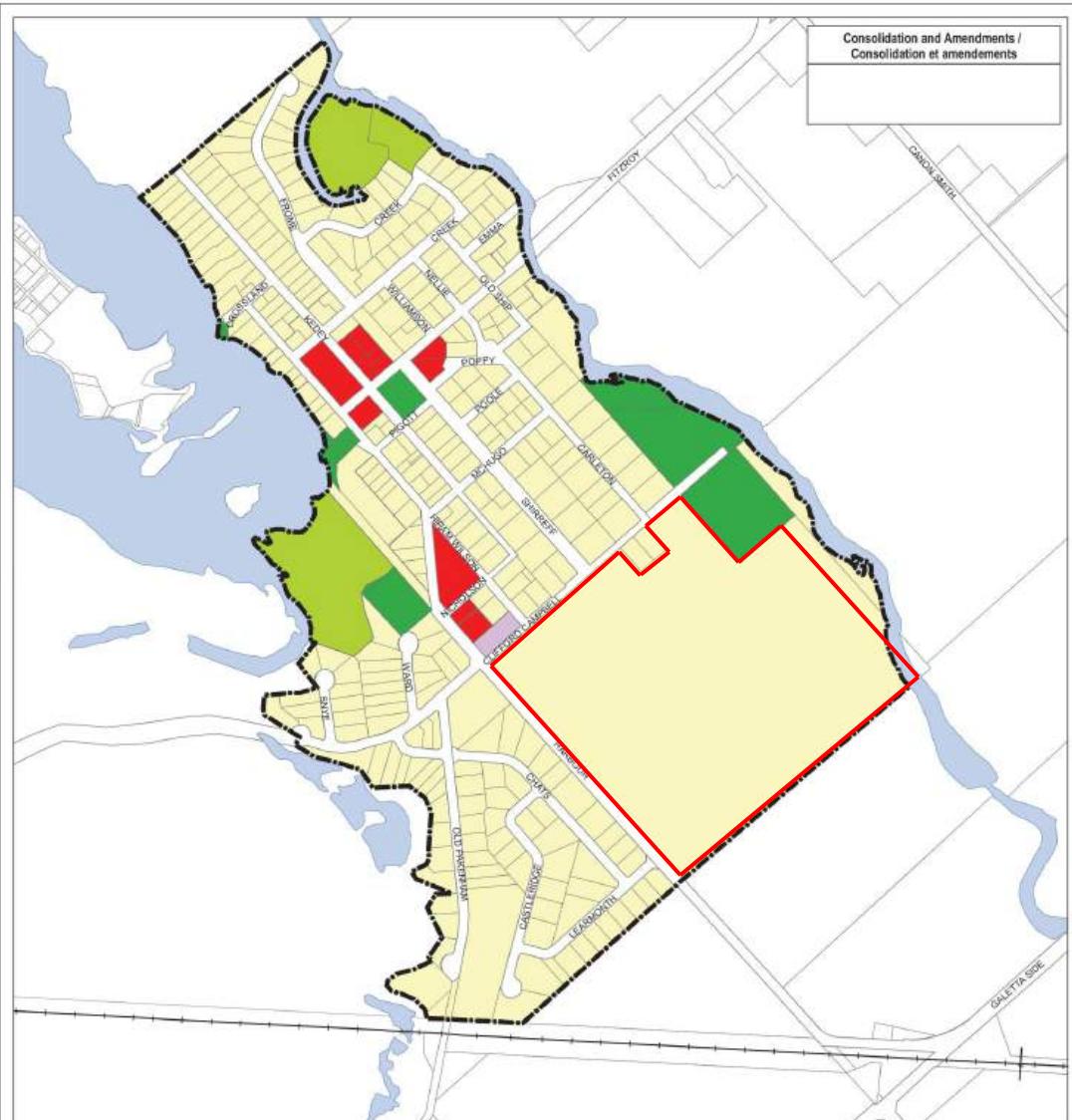


LEGEND

Provincially Significant Wetland	Earth Science Provincially Significant
Non- Provincially Significant Wetland	Earth Science Regionally Significant
Unevaluated Wetland	Life Science Provincially Significant
Woodland	Life Science Regionally Significant

00 HARBOUR ST.

OFFICIAL PLAN - RURAL SECONDARY PLAN



VILLAGE OF / VILLAGE DE Fitzroy Harbour

SECONDARY PLAN - VOLUME 2 Schedule G - Designation Plan

PLAN SECONDAIRE - VOLUME 2 Annexe G - Plan de désignation

 Village Boundary / Limites du village

 Railway / Voie ferrée

DESIGNATION / DÉSIGNATION

-  Village Commercial / Quartier commercial du village
-  Village Core / Centre du village
-  Village Greenspace / Espaces verts du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle du village



Ottawa

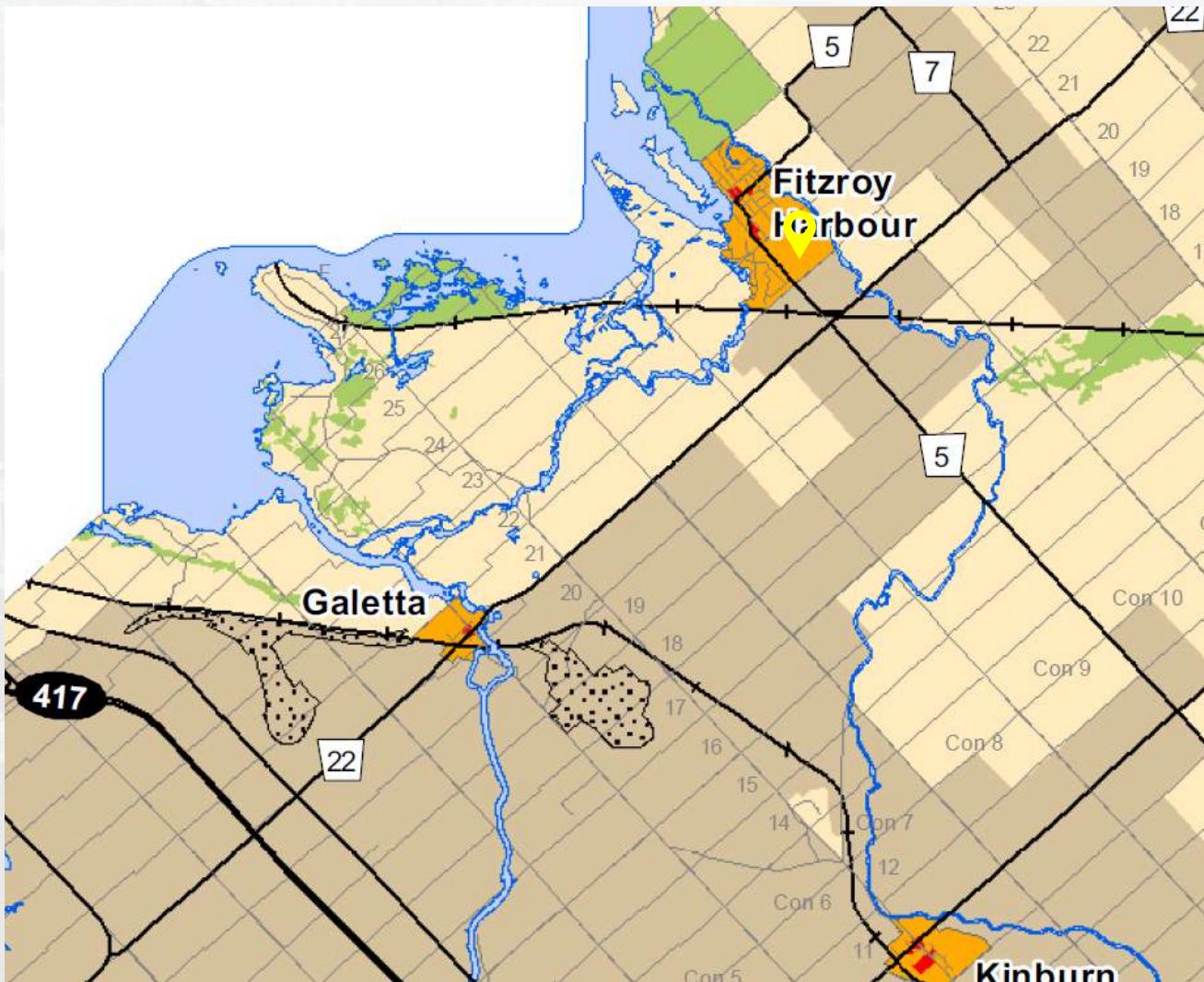
Planning, Infrastructure and Economic Development Department,
Geospatial Analytics, Technology and Solutions
Services de la planification, de l'infrastructure et du développement
économique, Analyse géospatiale, technologie et solutions

0 50 100 150 200 250 300 m



00 HARBOUR ST.

OFFICIAL PLAN - TRANSECT OVERVIEW



LEGEND

DESIGNATIONS

- Agricultural Resource Area
- Rural Countryside
- Greenspace
- Rural Industrial and Logistics
- Village
- Village Core

OTHER

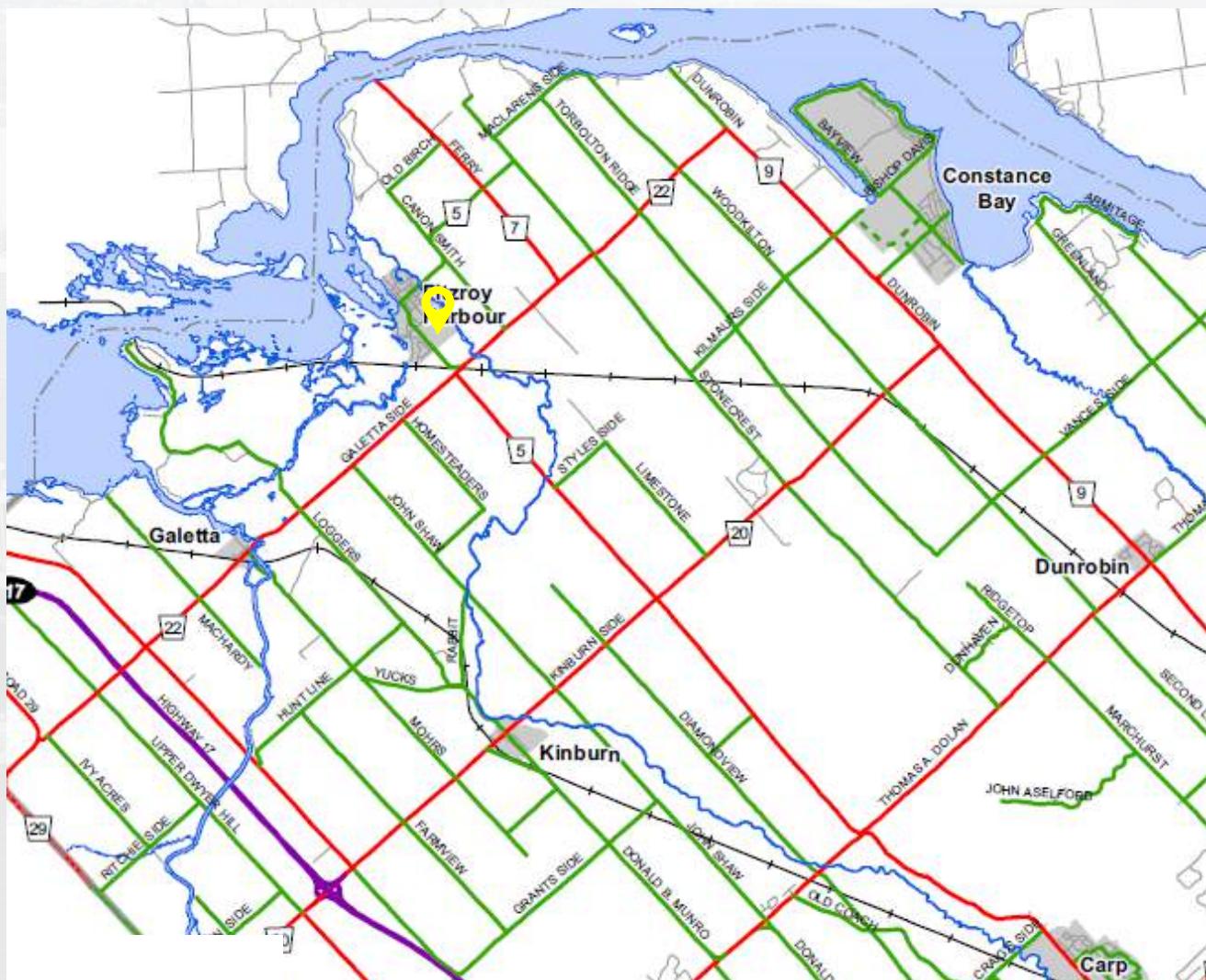
- Solid Waste Disposal Site
- Urban Boundary

OVERLAYS

- Bedrock Resource Area Overlay
- Sand and Gravel Resource Area Overlay

00 HARBOUR ST.

OFFICIAL PLAN - ROAD NETWORK

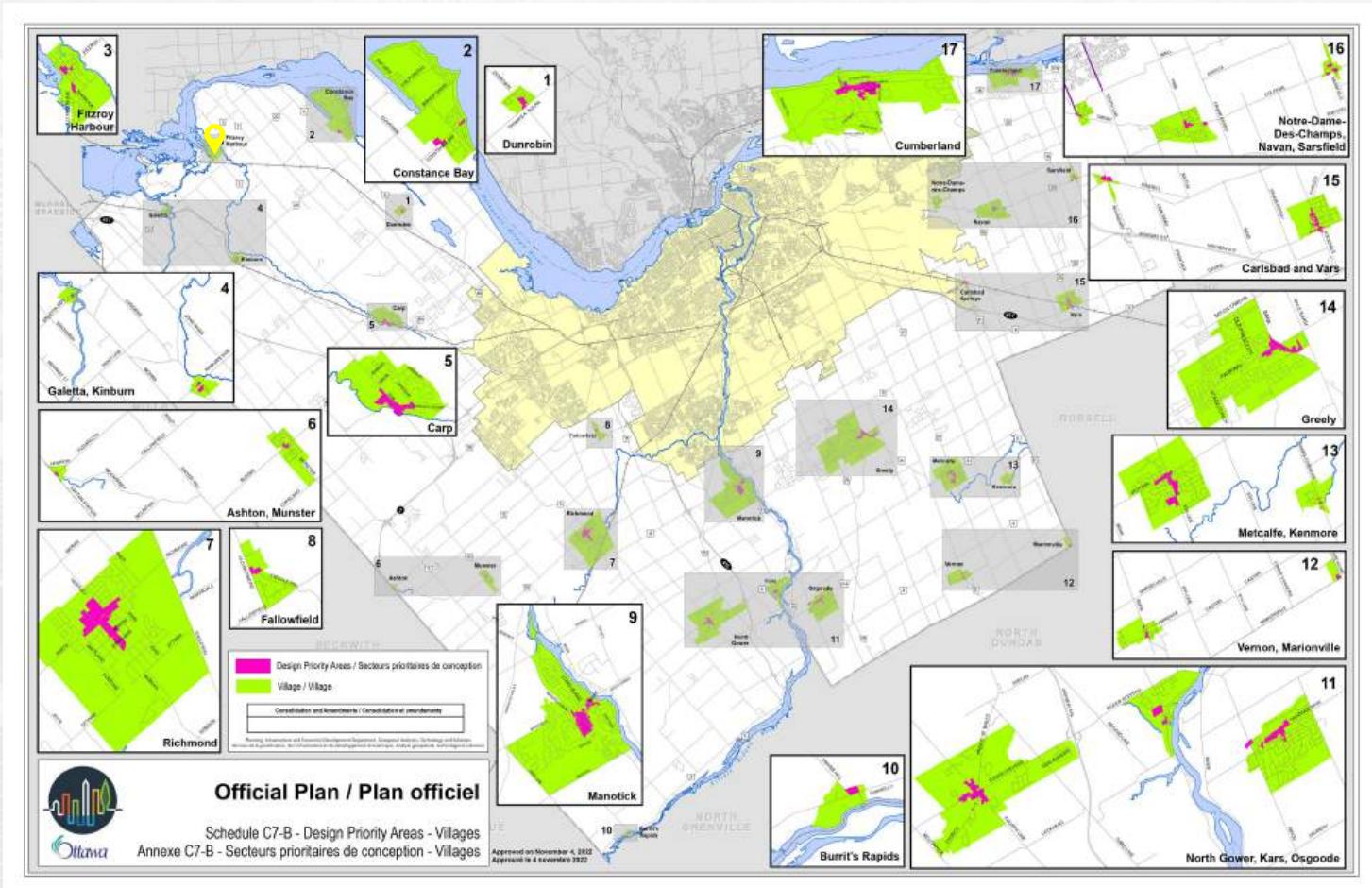


LEGEND

- Existing Highway
- Arterial - Existing
- Arterial - Proposed (alignment defined)
- Collector - Existing
- Collector - Proposed
- New Interchange

00 HARBOUR ST.

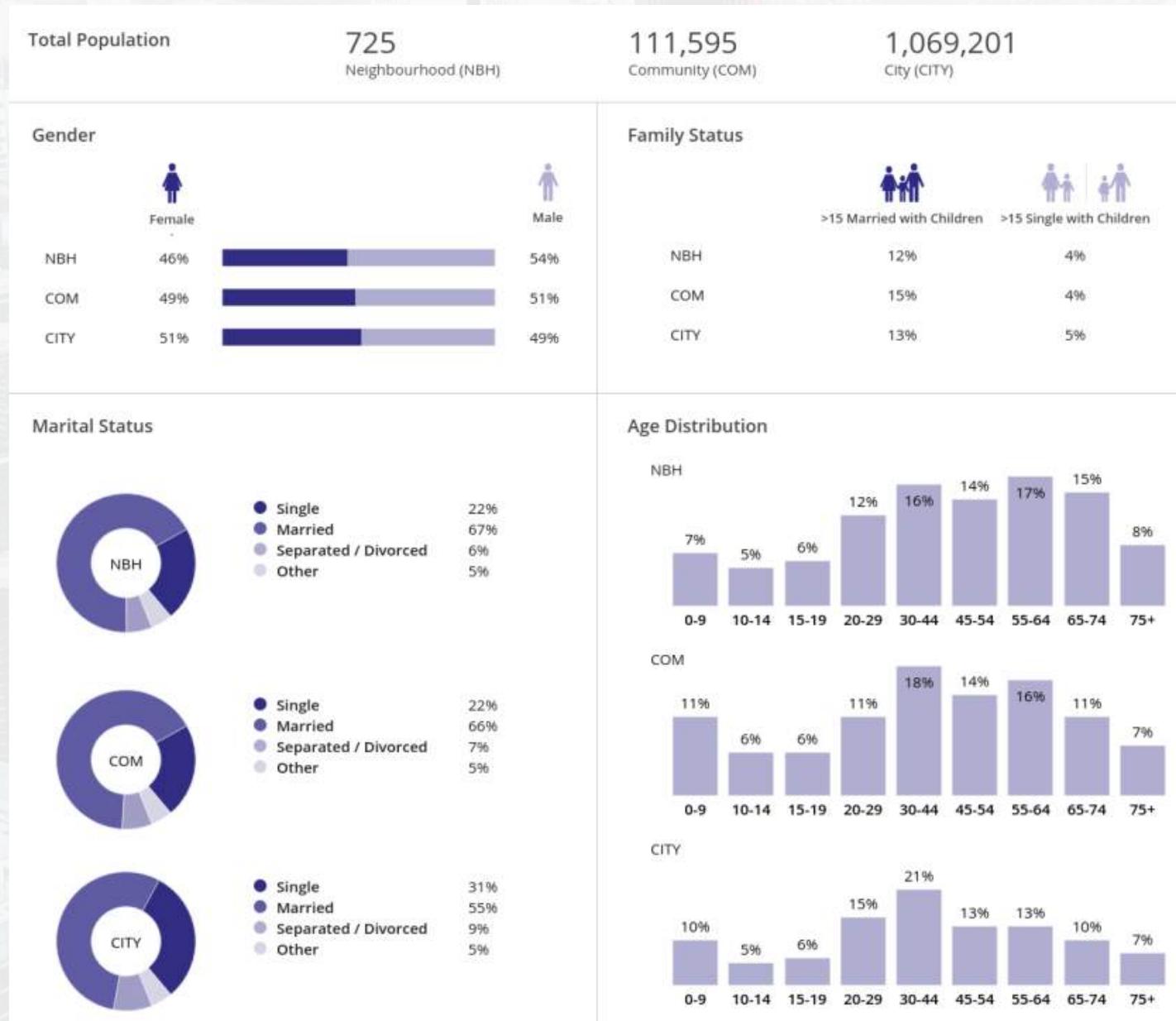
OFFICIAL PLAN - VILLAGE DESIGN PRIORITY AREAS



The city's official plan designates Village Design Priority Areas to guide sustainable development with enhanced urban standards. These areas feature pedestrian-friendly streets, community amenities, and integrated green spaces. The goal is to create vibrant communities with well-planned infrastructure, ensuring a high quality of life for residents.

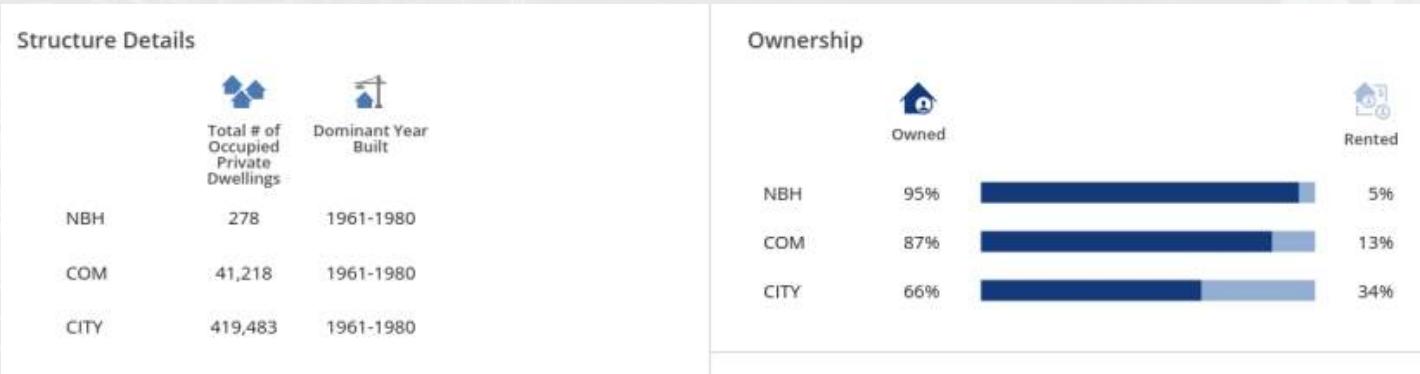
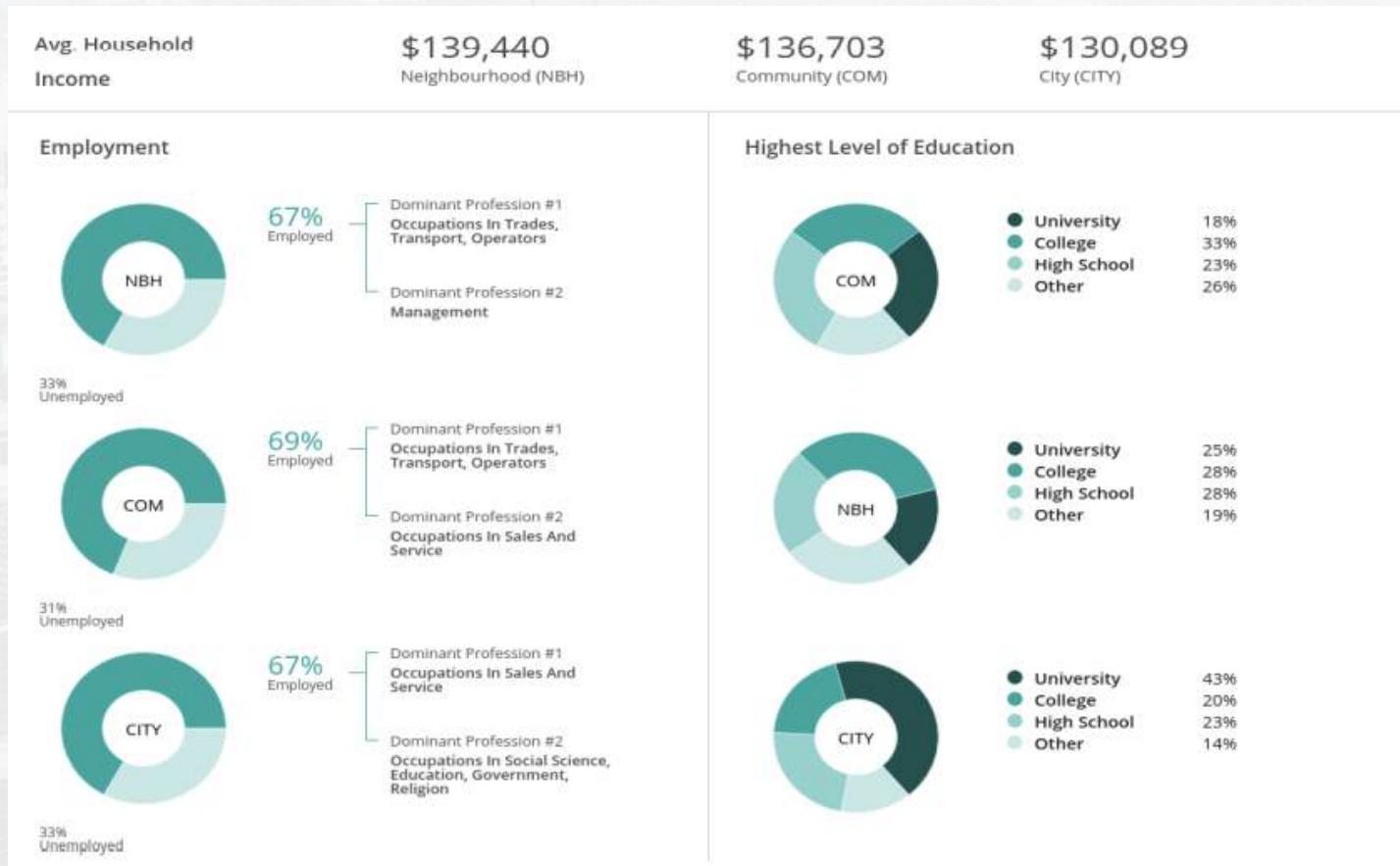
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DEMOGRAPHICS - POPULATION



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DEMOGRAPHICS - SOCIO-ECONOMICS



00 **HARBOUR ST.**

NOTES

Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

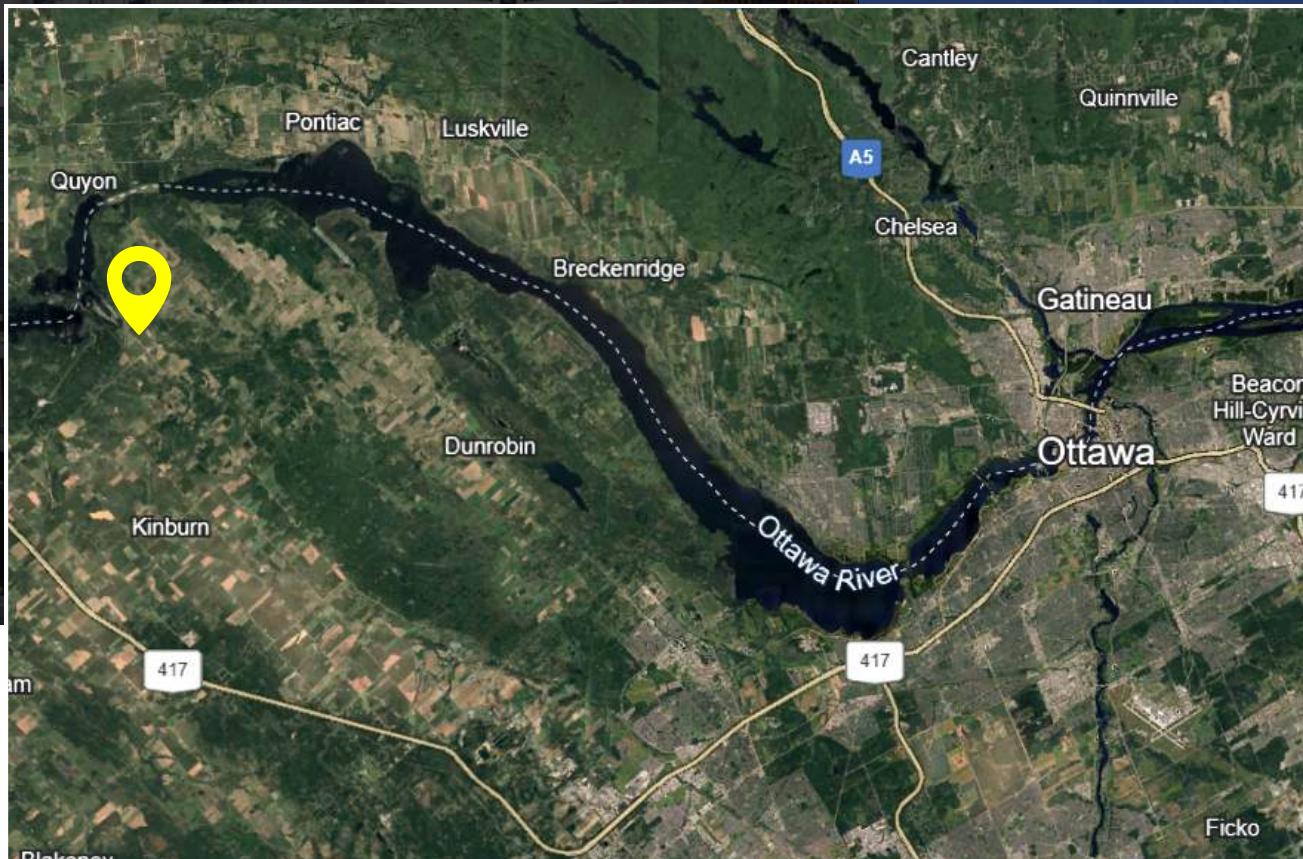
Disclaimer:

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LOCATION

District/Neighbourhood - 9401/Fitzroy



Contact Us

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