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## HARBOUR ST.

Fitzroy Harbour, ON



**FOR SALE**

**AGRICULTURE / DEVELOPMENT  
RESERVE LOT**

94 acres (approx.)



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# 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

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# 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.



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# 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

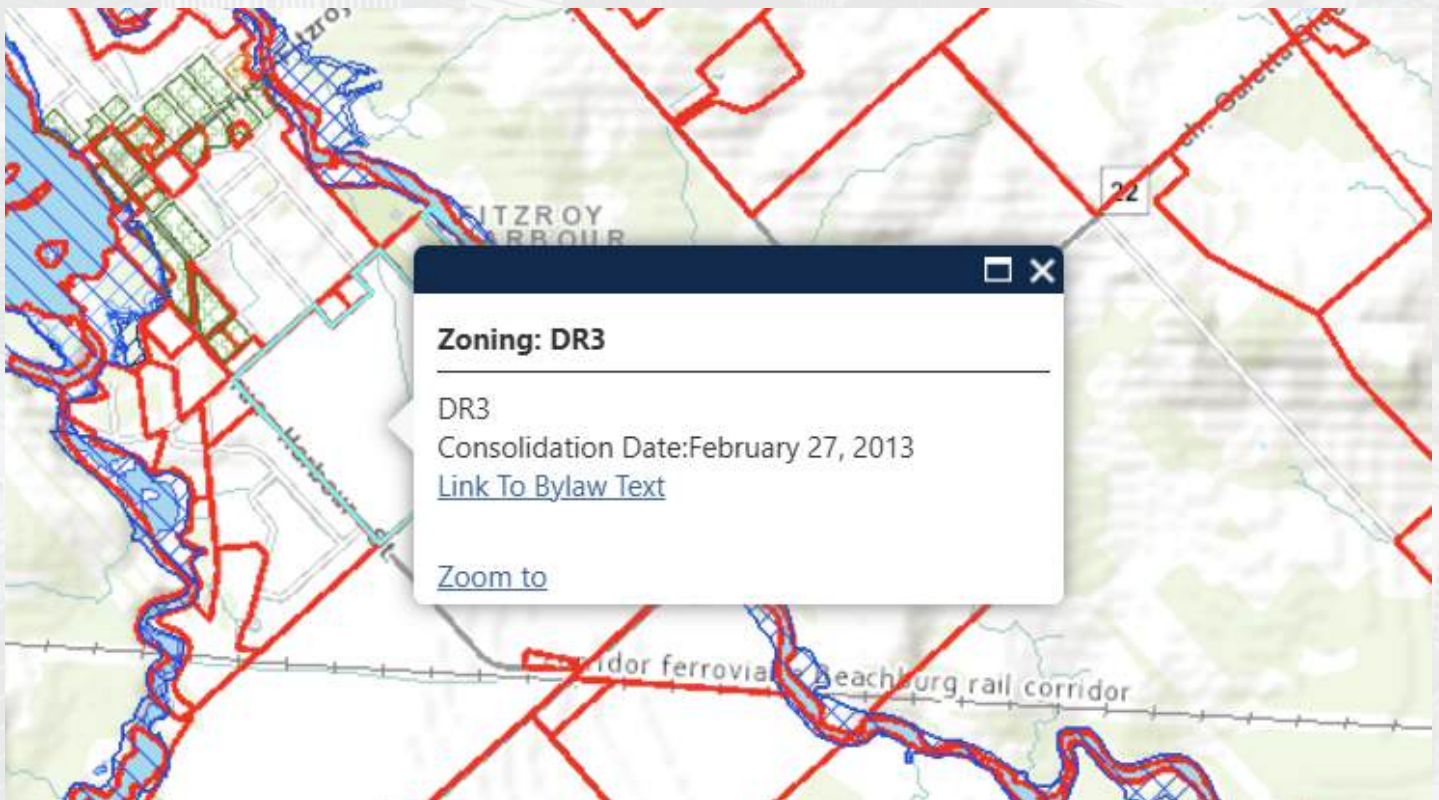
### Permitted uses

- 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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# 00 HARBOUR ST.

## ENVIRONMENTAL OVERVIEW



### LEGEND



Provincially Significant Wetland



Non-Provincially Significant Wetland



Unevaluated Wetland



Woodland



Earth Science Provincially Significant



Earth Science Regionally Significant



Life Science Provincially Significant



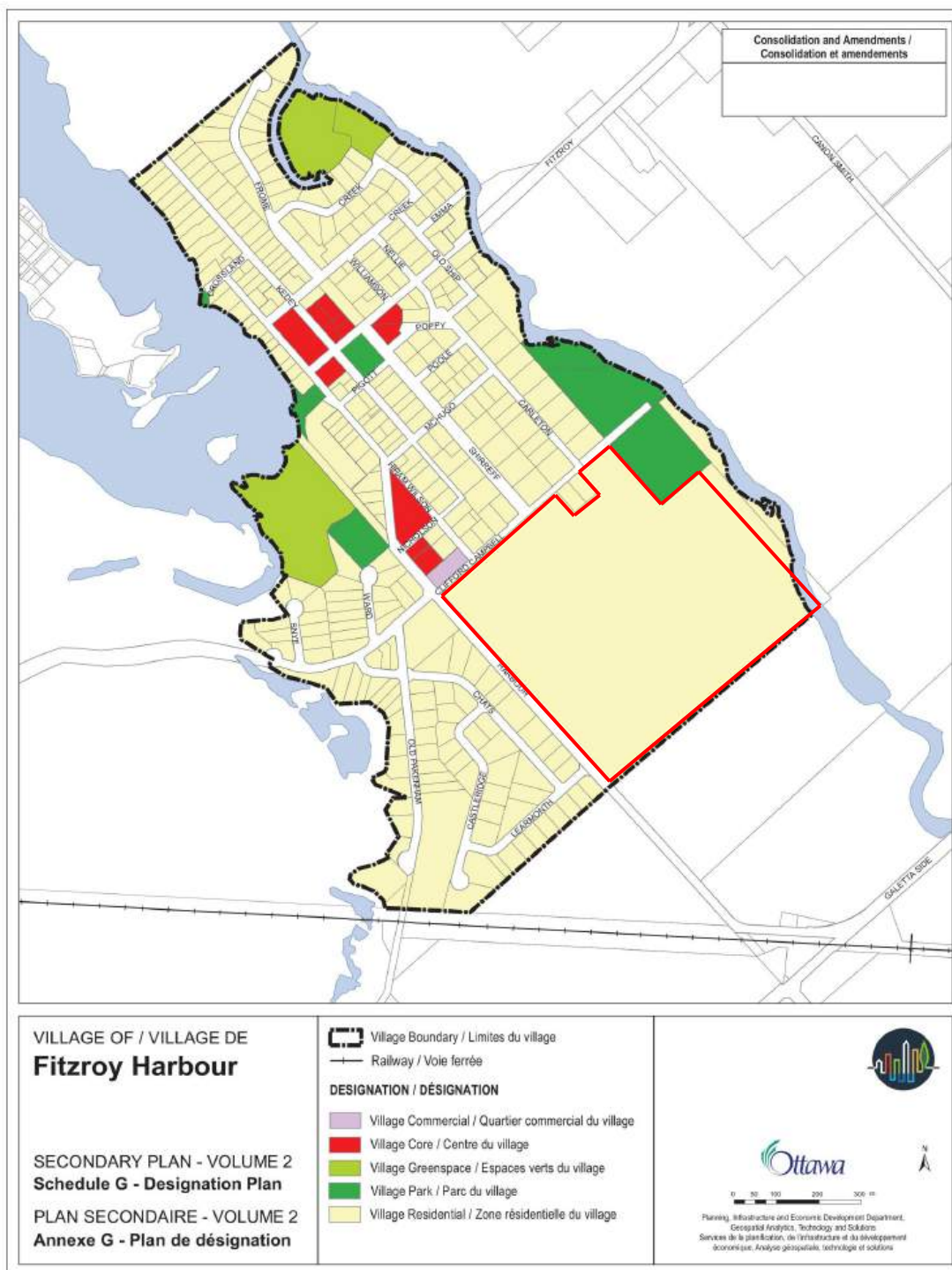
Life Science Regionally Significant



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# HARBOUR ST.

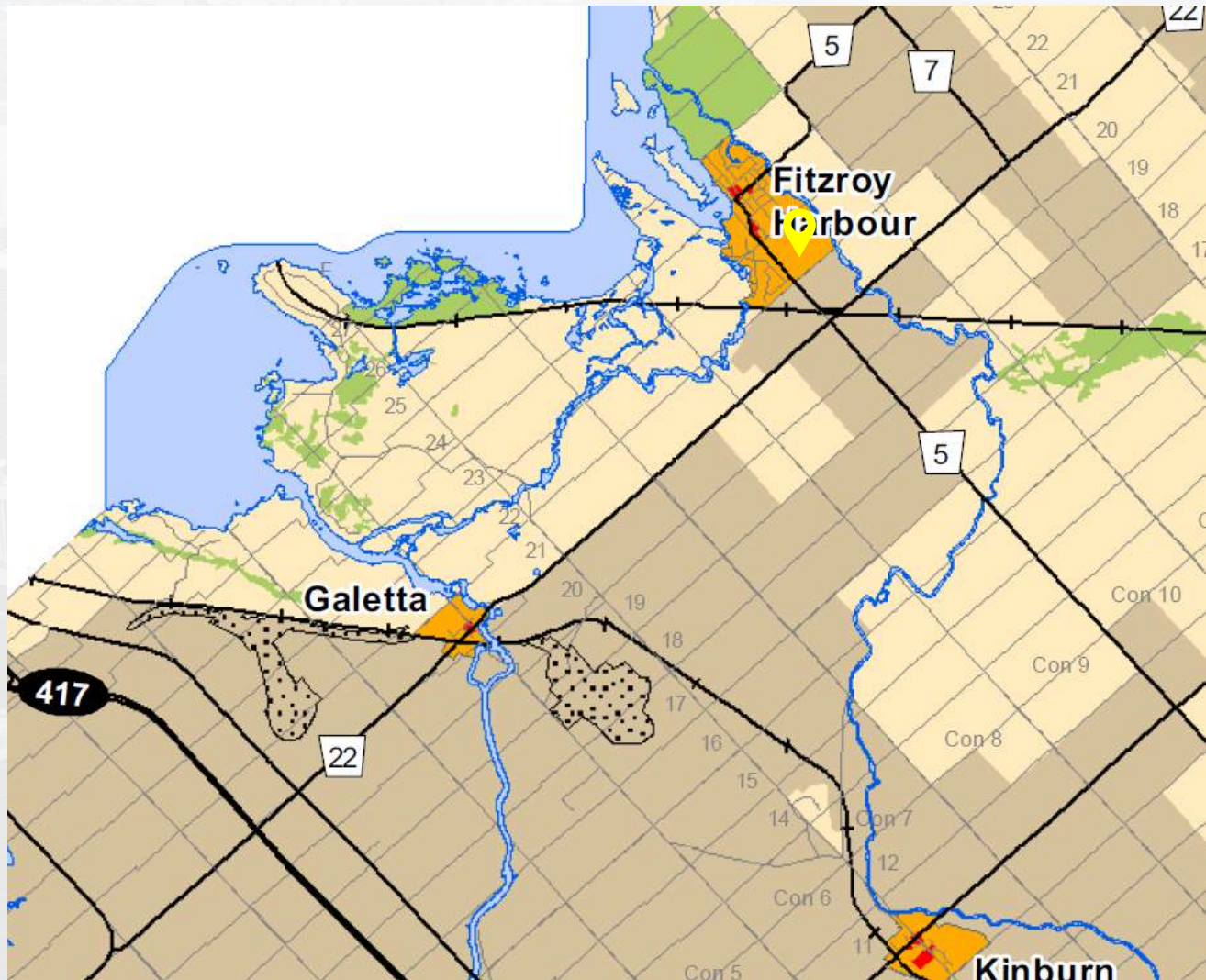
## OFFICIAL PLAN - RURAL SECONDARY PLAN



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# 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

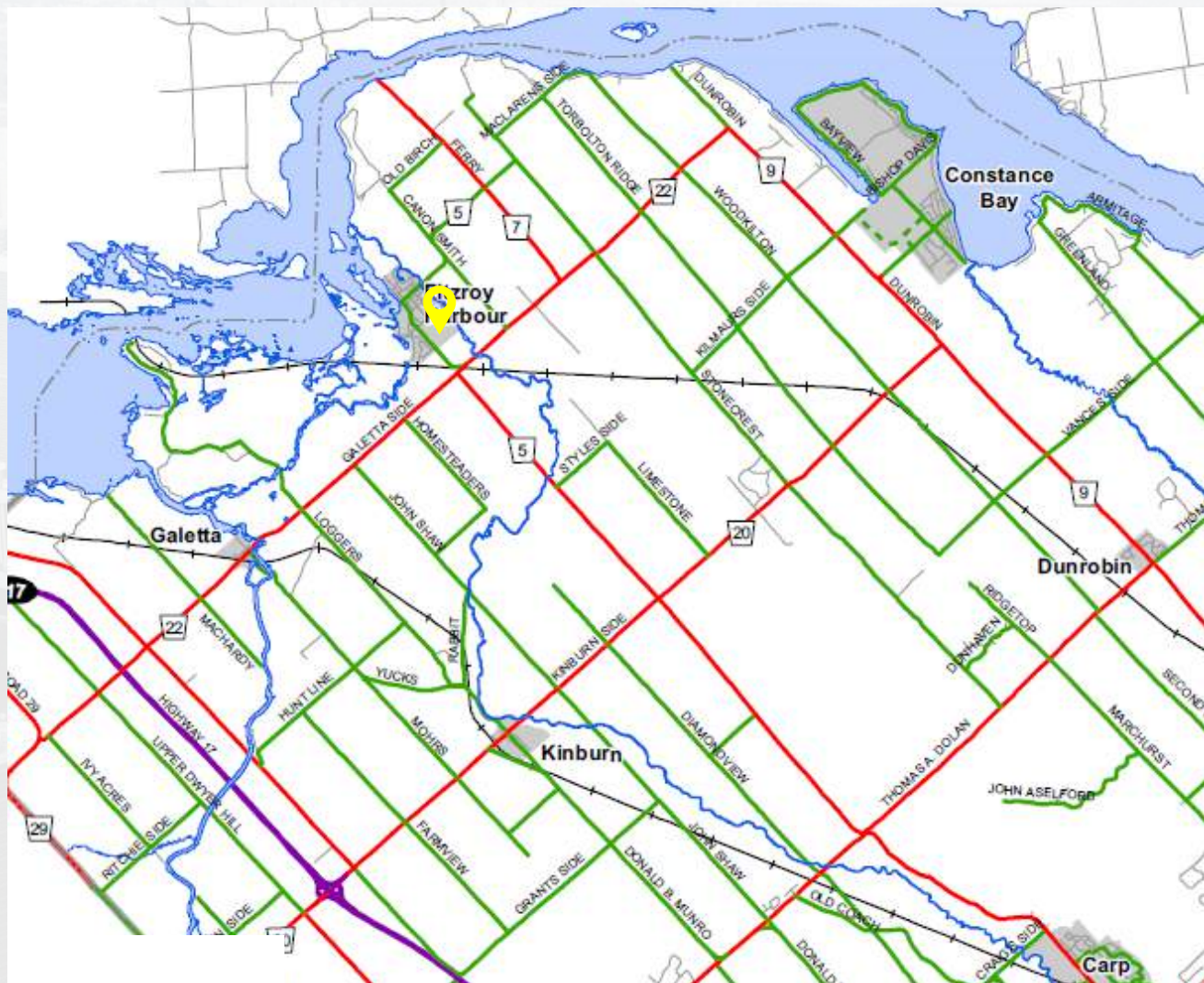
- Bedrock Resource Area Overlay
- Sand and Gravel Resource Area Overlay



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# HARBOUR ST.

## OFFICIAL PLAN - ROAD NETWORK



### LEGEND

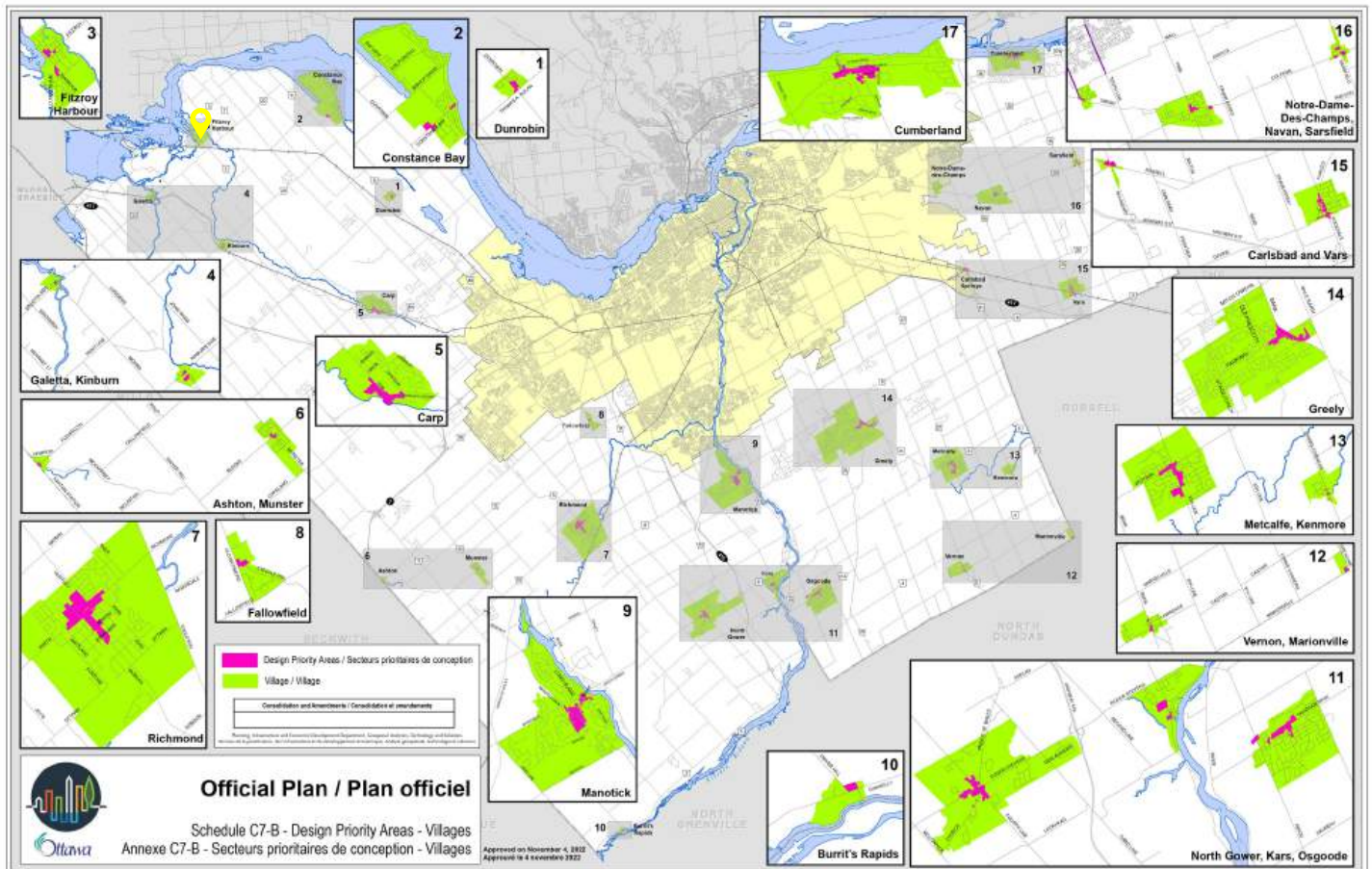
Existing Highway	<span style="color: red;">—</span>
Arterial - Existing	<span style="color: green;">—</span>
Arterial - Proposed (alignment defined)	<span style="color: green;">---</span>
Collector - Existing	<span style="color: blue;">—</span>
Collector - Proposed	<span style="color: blue;">---</span>
New Interchange	<span style="color: purple;">●</span>



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# 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.



# 00 HARBOUR ST.

## DEMOGRAPHICS - POPULATION

Total Population

725

Neighbourhood (NBH)

111,595

Community (COM)

1,069,201

City (CITY)

### Gender



Female



Male



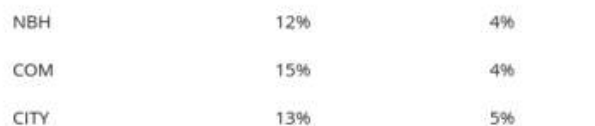
### Family Status



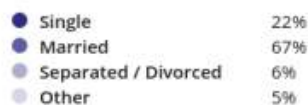
>15 Married with Children



>15 Single with Children

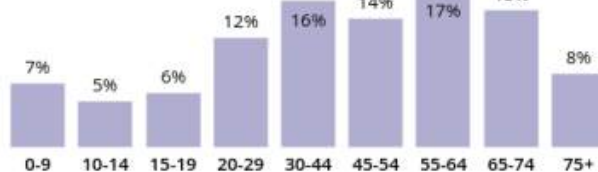


### Marital Status

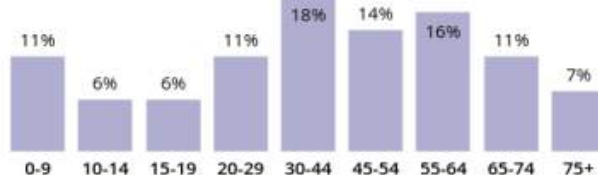


### Age Distribution

NBH



COM



CITY





# 00 HARBOUR ST.

## DEMOGRAPHICS - SOCIO-ECONOMICS

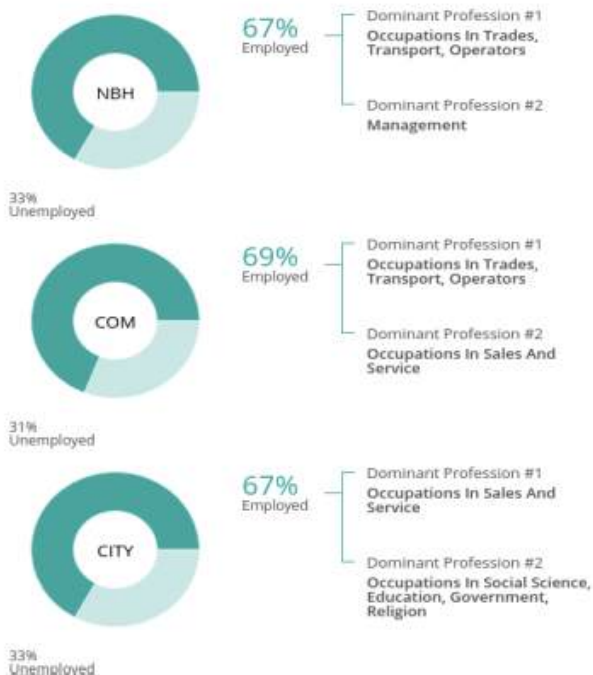
Avg. Household  
Income

**\$139,440**  
Neighbourhood (NBH)

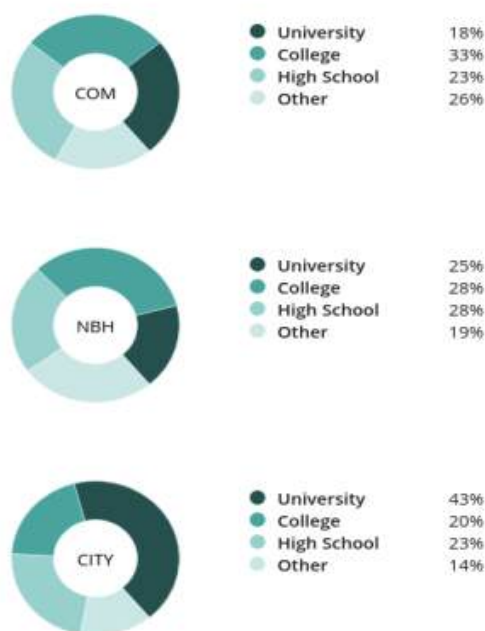
**\$136,703**  
Community (COM)

**\$130,089**  
City (CITY)

### Employment



### Highest Level of Education



### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	278	1961-1980
COM	41,218	1961-1980
CITY	419,483	1961-1980

### Ownership





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HARBOUR ST.

[illegible]

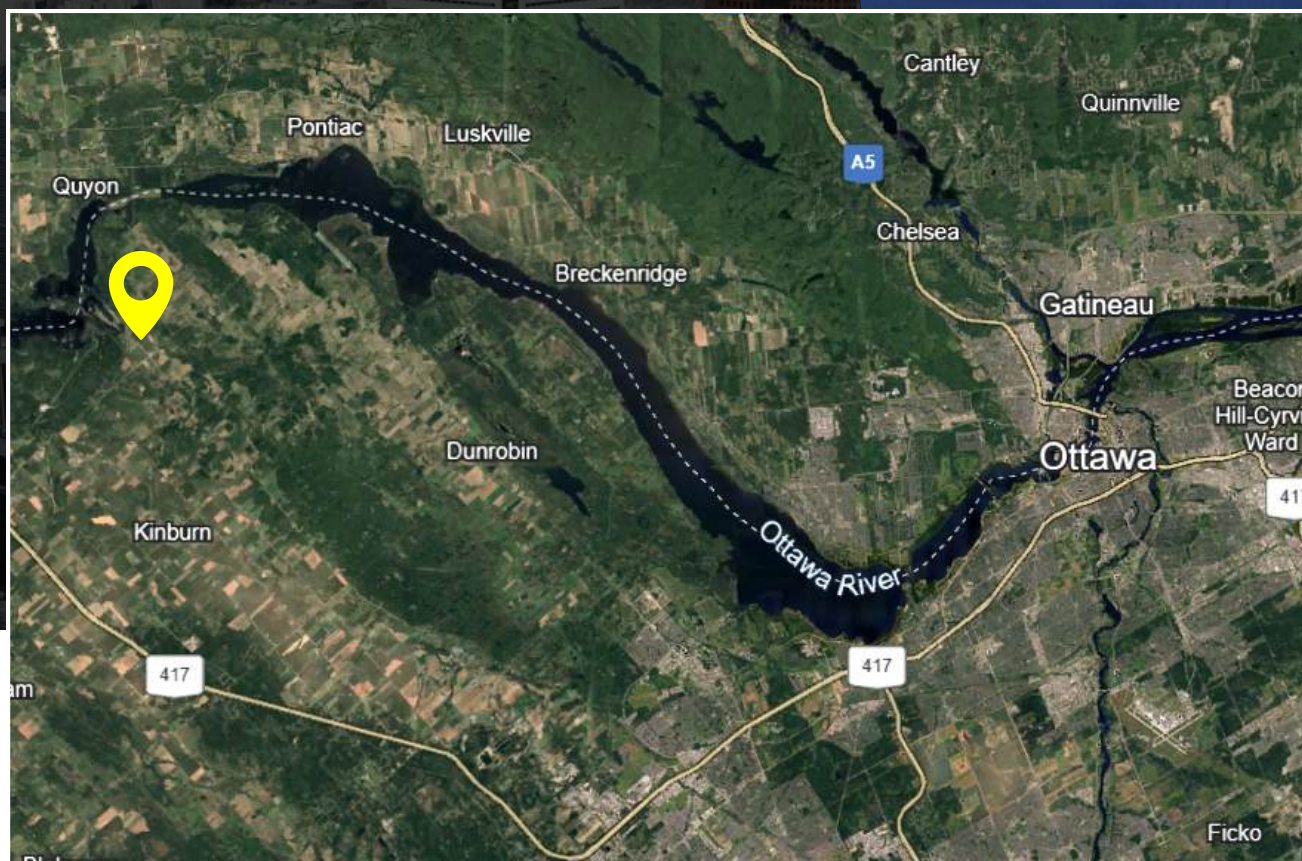
Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

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## LOCATION

District/Neighbourhood - 9401/Fitzroy



Contact Us

**DANNY MORISSETTE**  
REALTOR®



(613) 334-6497



d.morissette@drmrealestate.ca



drmrealestate.ca

**DRM**

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