

Belleville, ON

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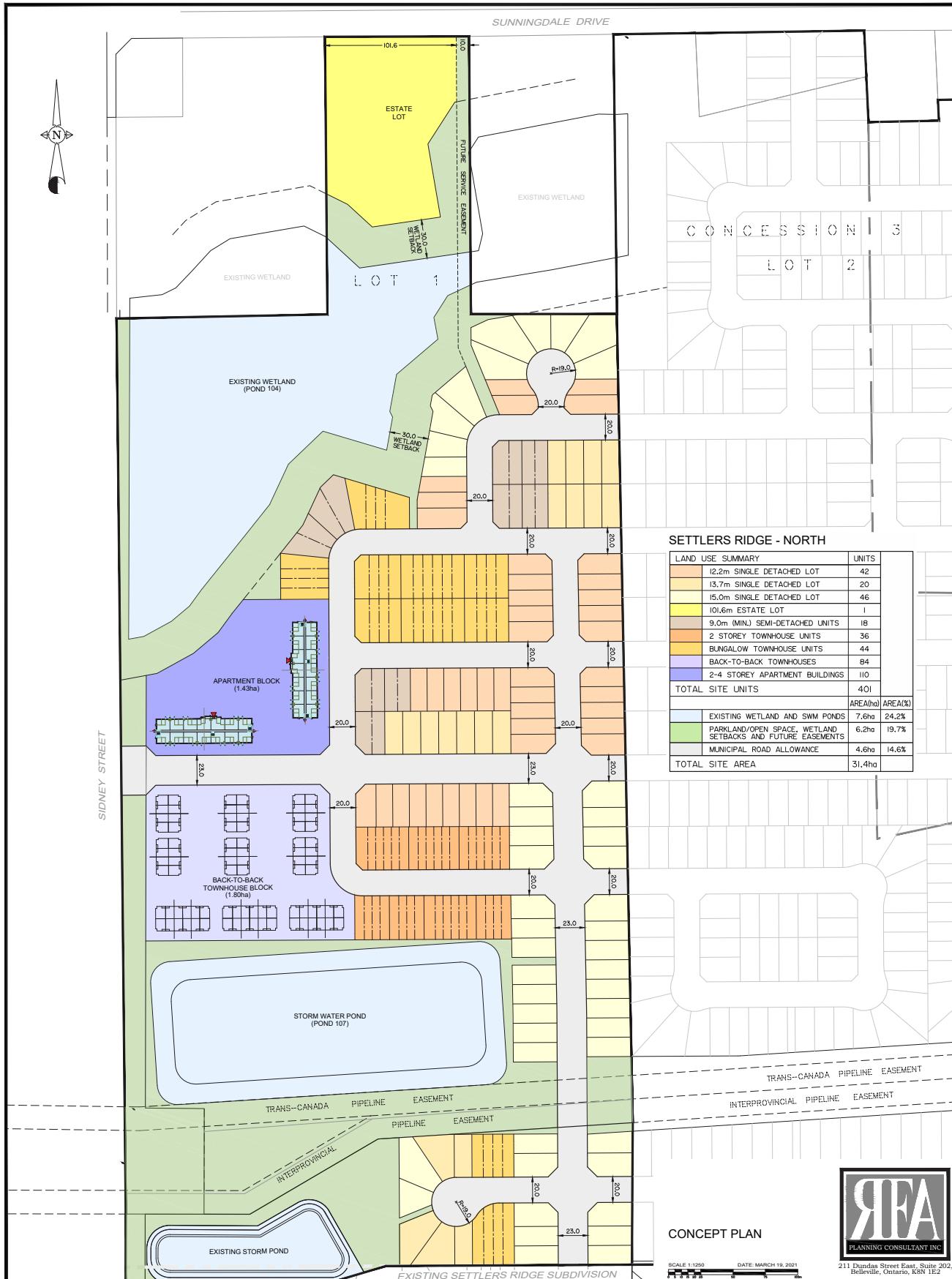


For Sale

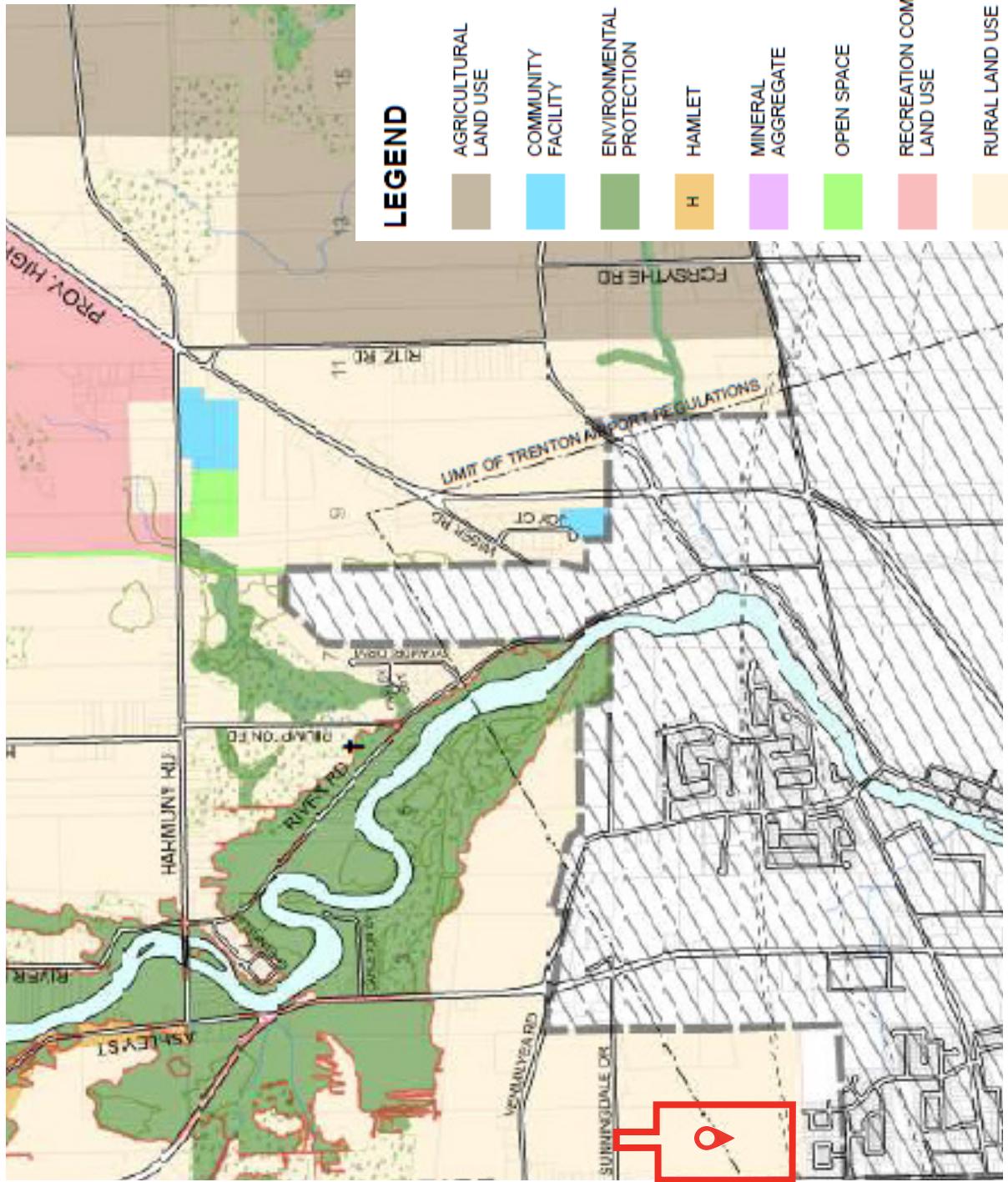
71 Acres of Planned Development
Land Located **in Belleville, ON**

Welcome to Sunningdale Drive. 71 Acres of strategic rural zoned planned development lands located in Belleville (Hwy 62 just north of Hwy 401). 65 acres has full municipal services at south property boundary adjacent to the existing Settlers Ridge residential subdivision. According to IBI report, these services are more than adequate to fully service this proposed subdivision of 401 residential units (Two 4 storey apartment buildings totaling 110 units and 291 single-detached and semi-detached townhomes and bungalow townhomes). 71 acres also includes a residential estate lot fronting on Sunningdale of approximately 6 acres. Contact Glenn Forrest (glen.forrest@colliers.com or 416-303-6697) with any questions, and for access to the data room.

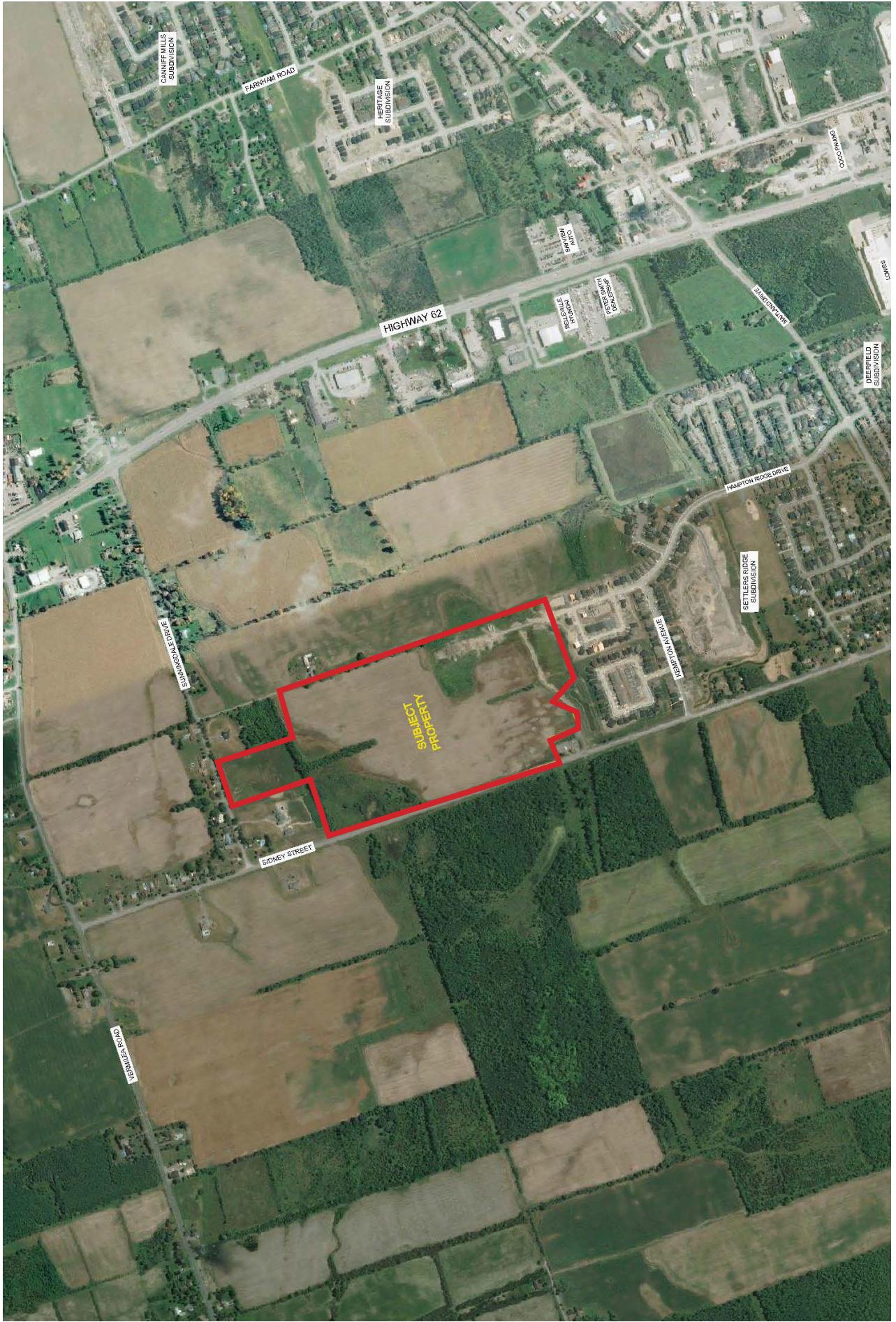
Concept Plan



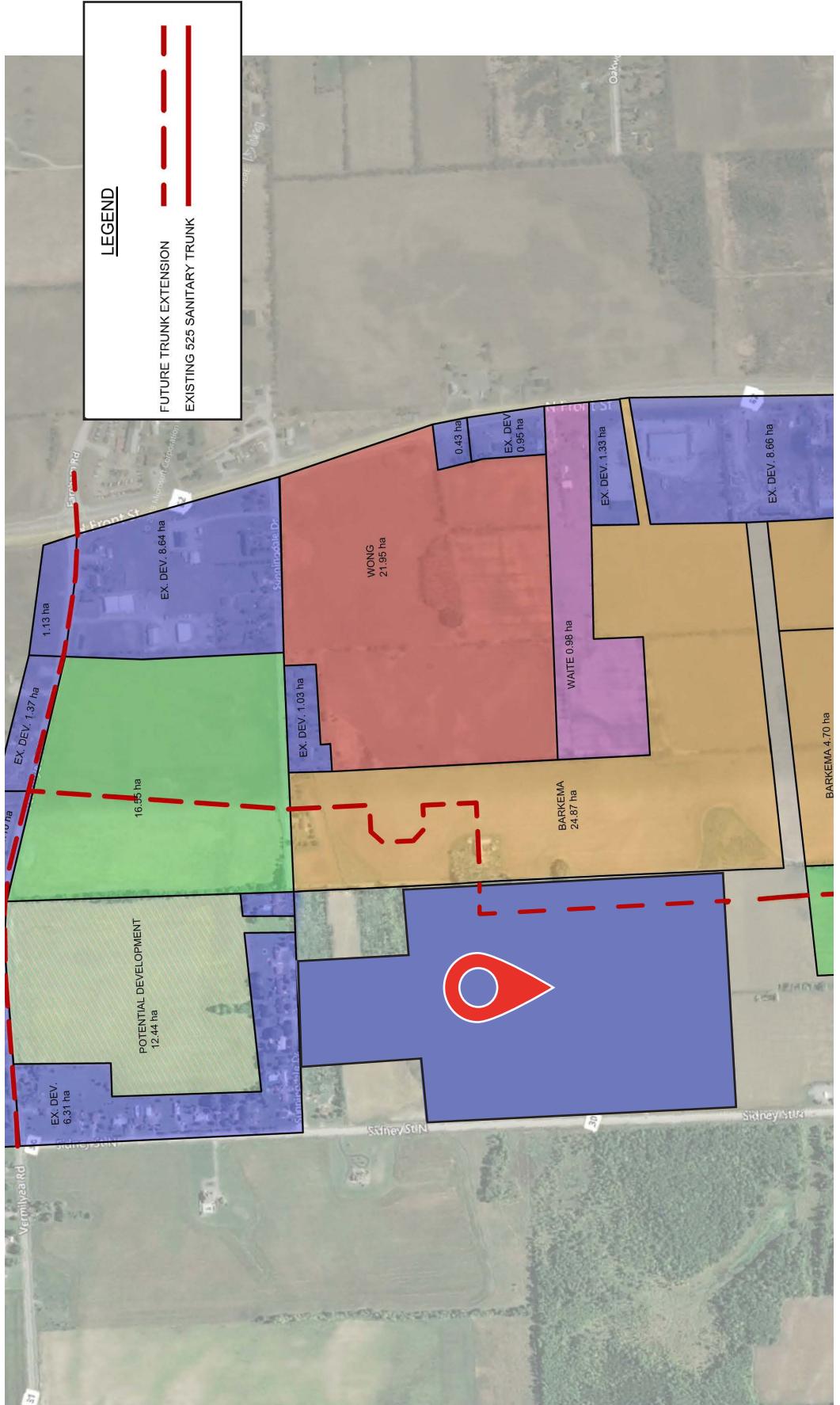
Belleville Land Use Map



Subject Property Location



Sanitary Sewer Servicing



MORE THAN ADEQUATE FOR THE PROPOSED DEVELOPMENT CONCEPT. According to a recent IBI report, an existing 450 mm diameter sanitary sewer trunk main stub was installed at the north end of Hampton Ridge Drive. This stub could be extended into the subject site to provide sanitary sewer servicing. According to the Memorandum by Ainley Group, the sanitary trunk main was designed to service the entire northern limits of Settlers Ridge. Based on preliminary capacity calculations, he existing 450 mm diameter trunk main installed at 0.2% provides a total capacity of approximately 137 L/s. The estimated peak sanitary flows for a 401-unit subdivision, as per the Concept Plan prepared by RFA, is approximately 20 L/s. **Therefore, adequate sanitary servicing capacity is anticipated for the proposed development lands.**

For Sale

N/A Sunningdale Drive

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Macdonald Cartier Freeway

401

N Front St

Highway 37

Dundas St E

Data Room Available
with More Detailed
Information on the
Concept Plans, Reports
& More. Contact **GLENN**
FORREST for access.

Belleville

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