

Belleville, ON

Colliers

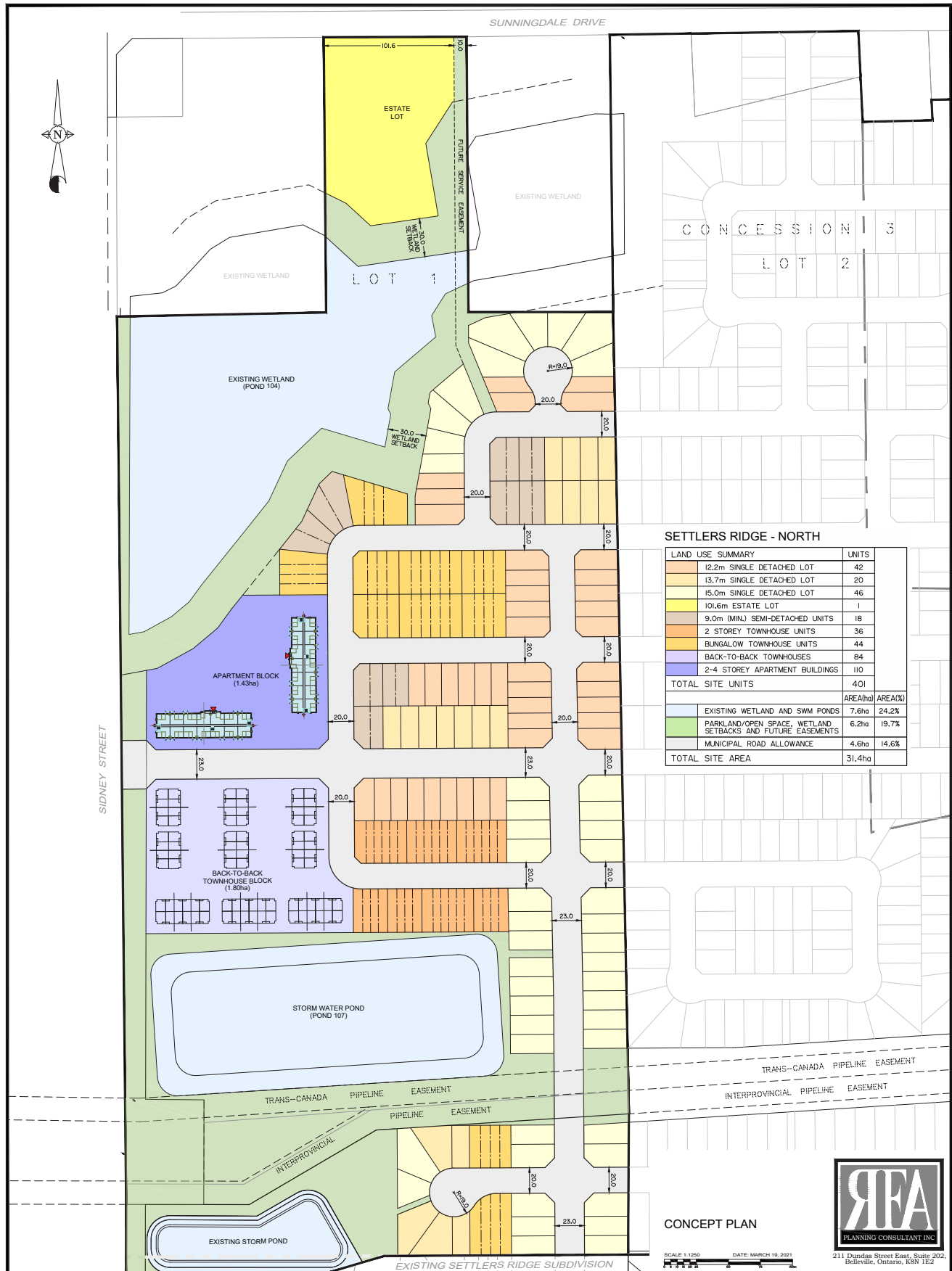
Sunningdale Drive

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 (glenn.forrest@colliers.com or 416-303-6697) with any questions, and for access to the data room.

Concept Plan



SETTLERS RIDGE - NORTH

LAND USE SUMMARY		UNITS
12.2m SINGLE DETACHED LOT	42	
13.7m SINGLE DETACHED LOT	20	
15.0m SINGLE DETACHED LOT	46	
101.6m ESTATE LOT	1	
9.0m (MIN.) SEMI-DETACHED UNITS	18	
2 STOREY TOWNHOUSE UNITS	36	
BUNGALOW TOWNHOUSE UNITS	44	
BACK-TO-BACK TOWNHOUSES	84	
2-4 STOREY APARTMENT BUILDINGS	110	
TOTAL SITE UNITS		401
		AREA(ha) AREA(%)
EXISTING WETLAND AND SWM PONDS		7.6ha 24.2%
PARKLAND/OPEN SPACE, WETLAND SETBACKS AND FUTURE EASEMENTS		6.2ha 19.7%
MUNICIPAL ROAD ALLOWANCE		4.6ha 14.6%
TOTAL SITE AREA		31.4ha

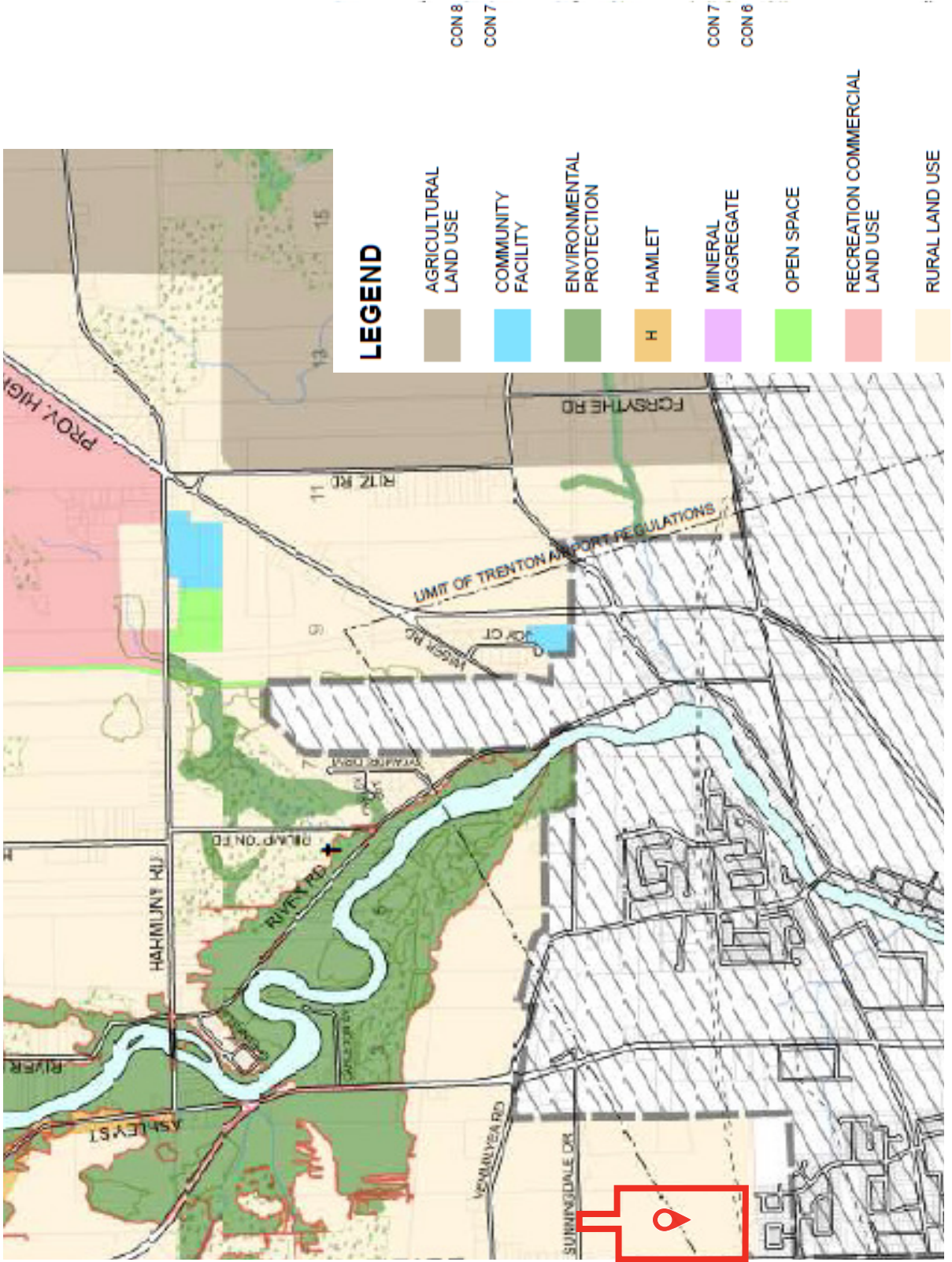
CONCEPT PLAN

SCALE: 1:1250 DATE: MARCH 10, 2021



211 Dundas Street East, Suite 202, Belleville, Ontario, K0N 1E2

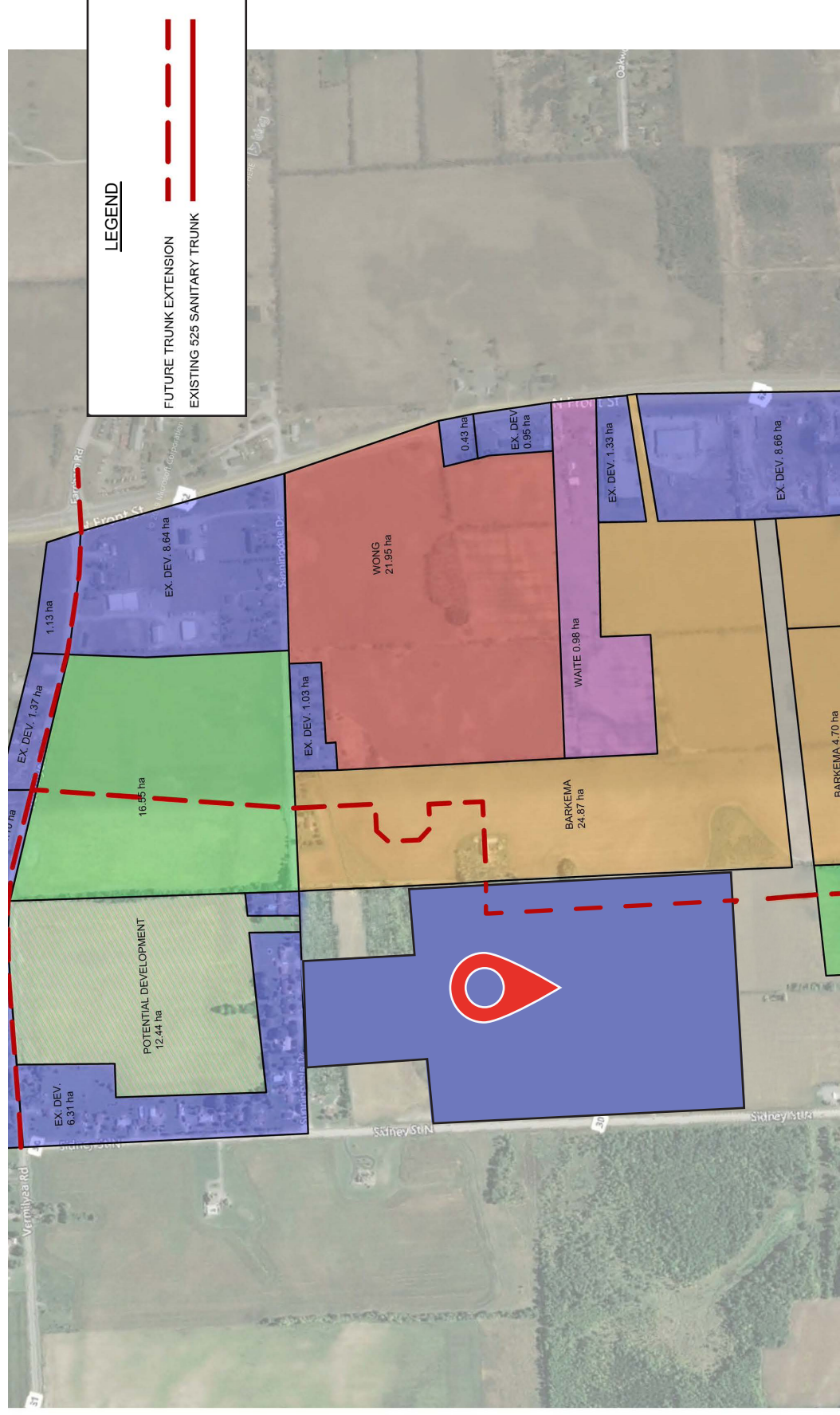
Belleville Land Use Map



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

Belleville

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