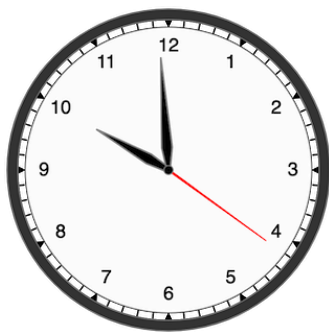


Prime Land-Assembly investment opportunity

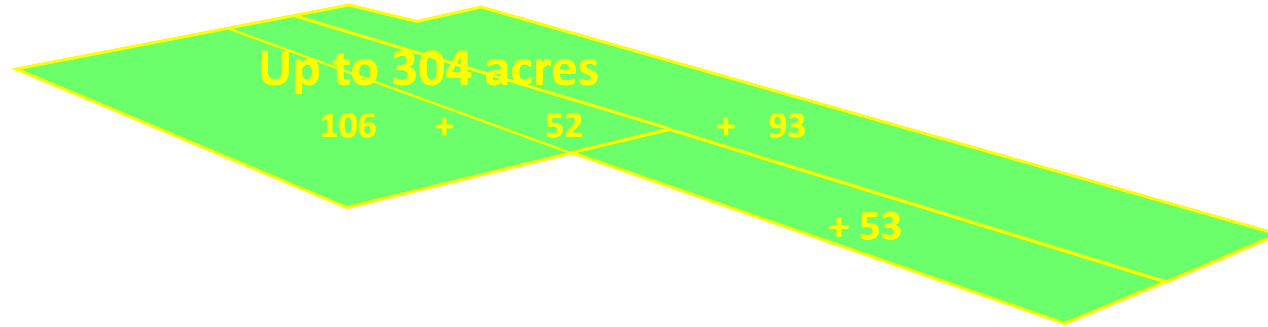




4 minute video
please press
your space-bar
or the ⏸ symbol
to pause
at anytime



*Best viewed on
a full-screen
monitor!*



Up to 304 acres available

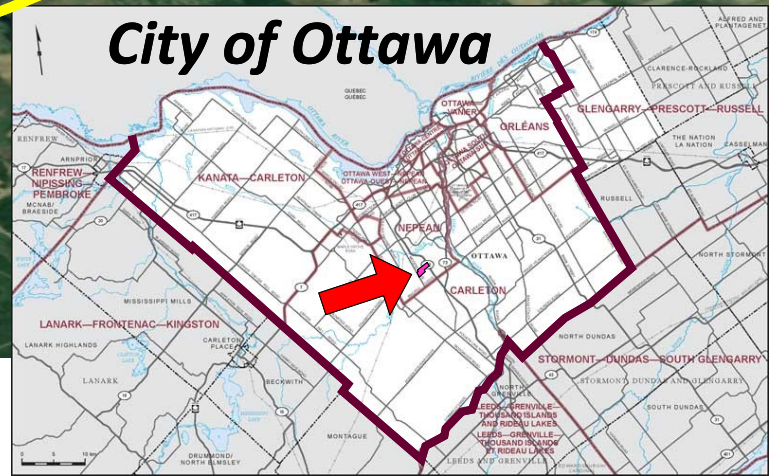
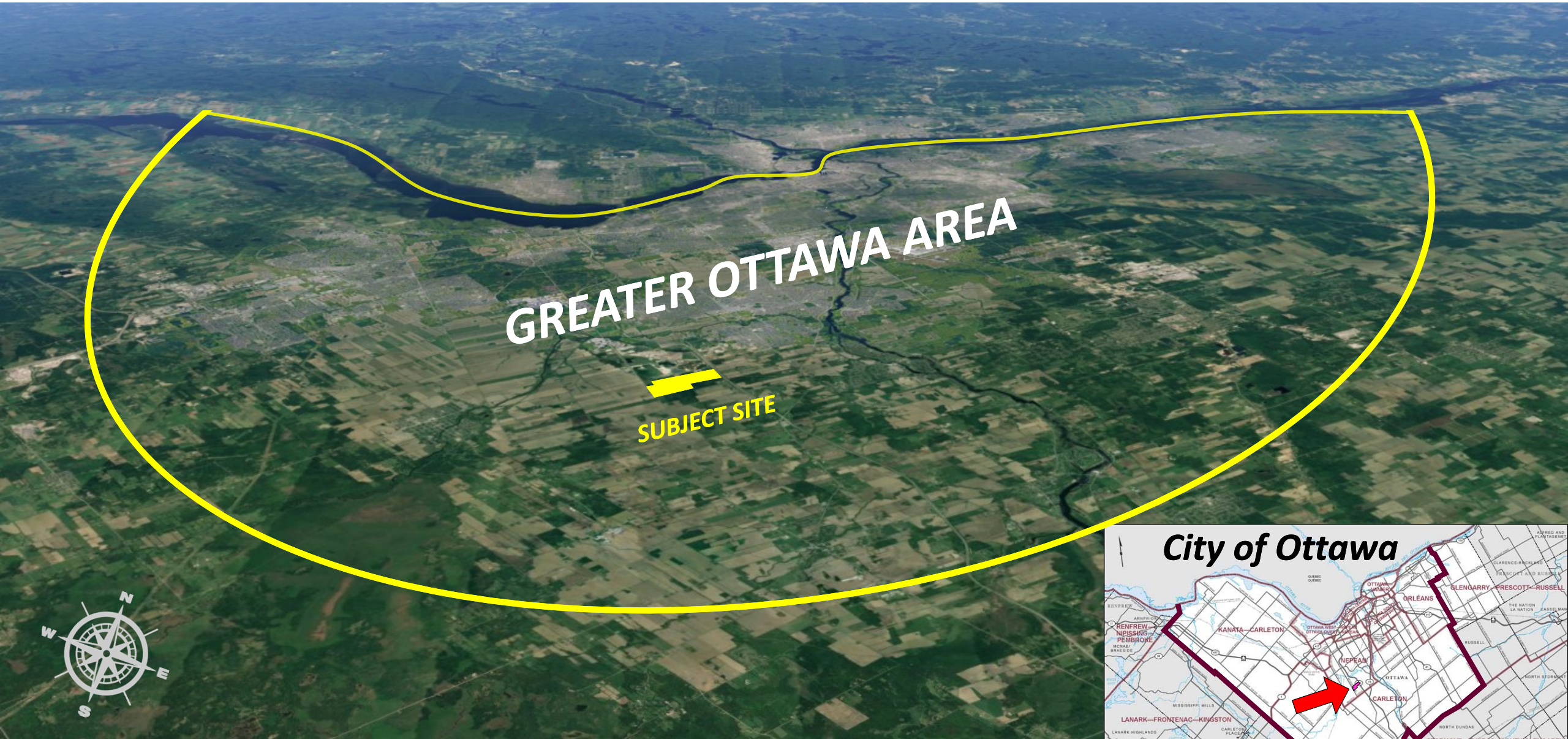
106 + 52 + 93 + 53 acre parcels

Just west of Highway

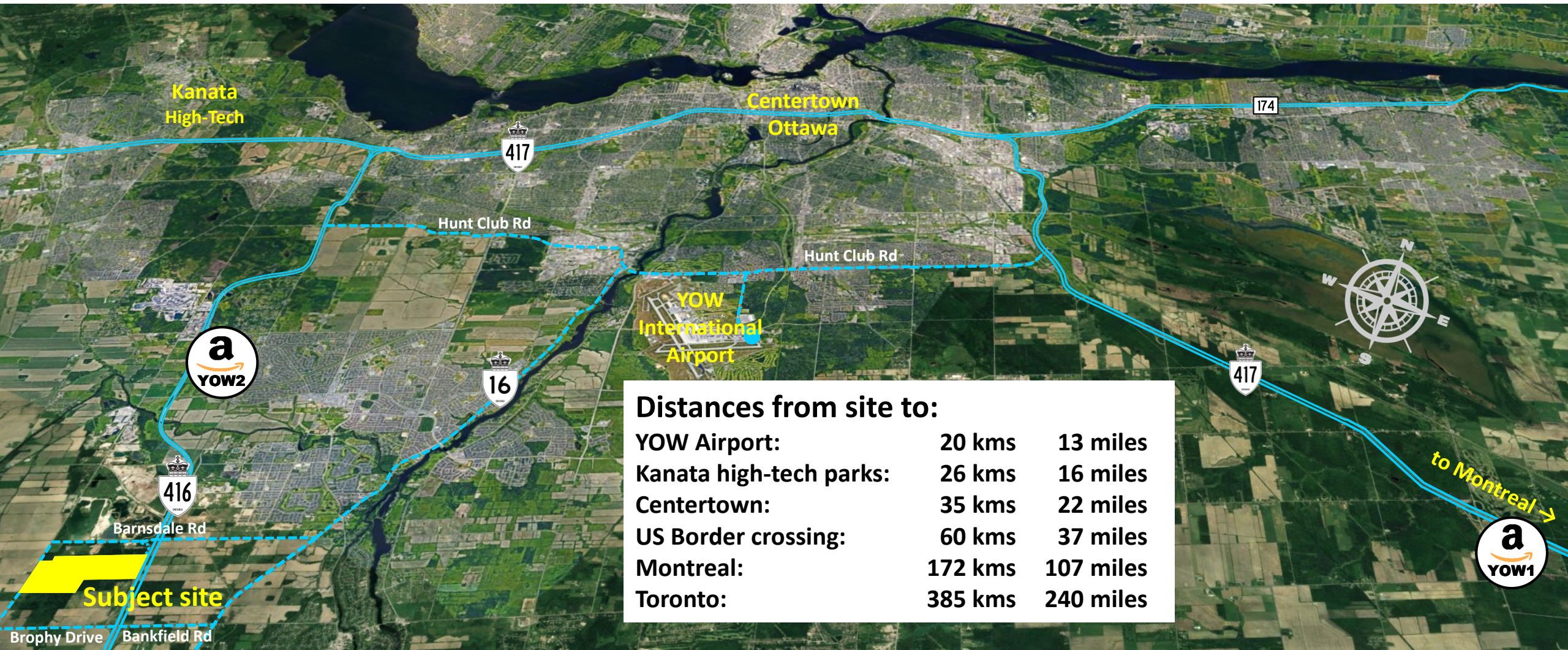


within the Municipality of Ottawa



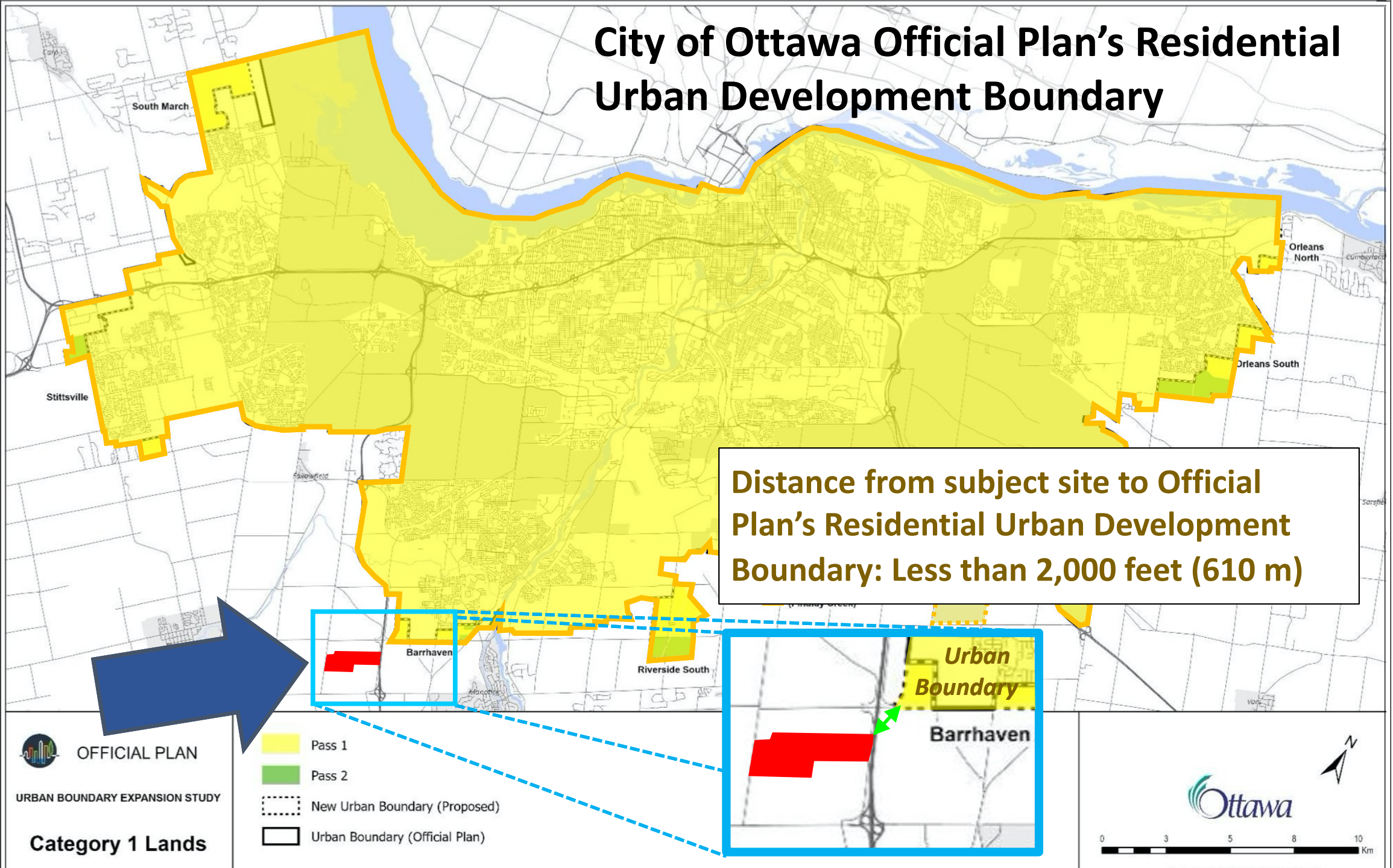


EASY ACCESS TO & FROM SITE

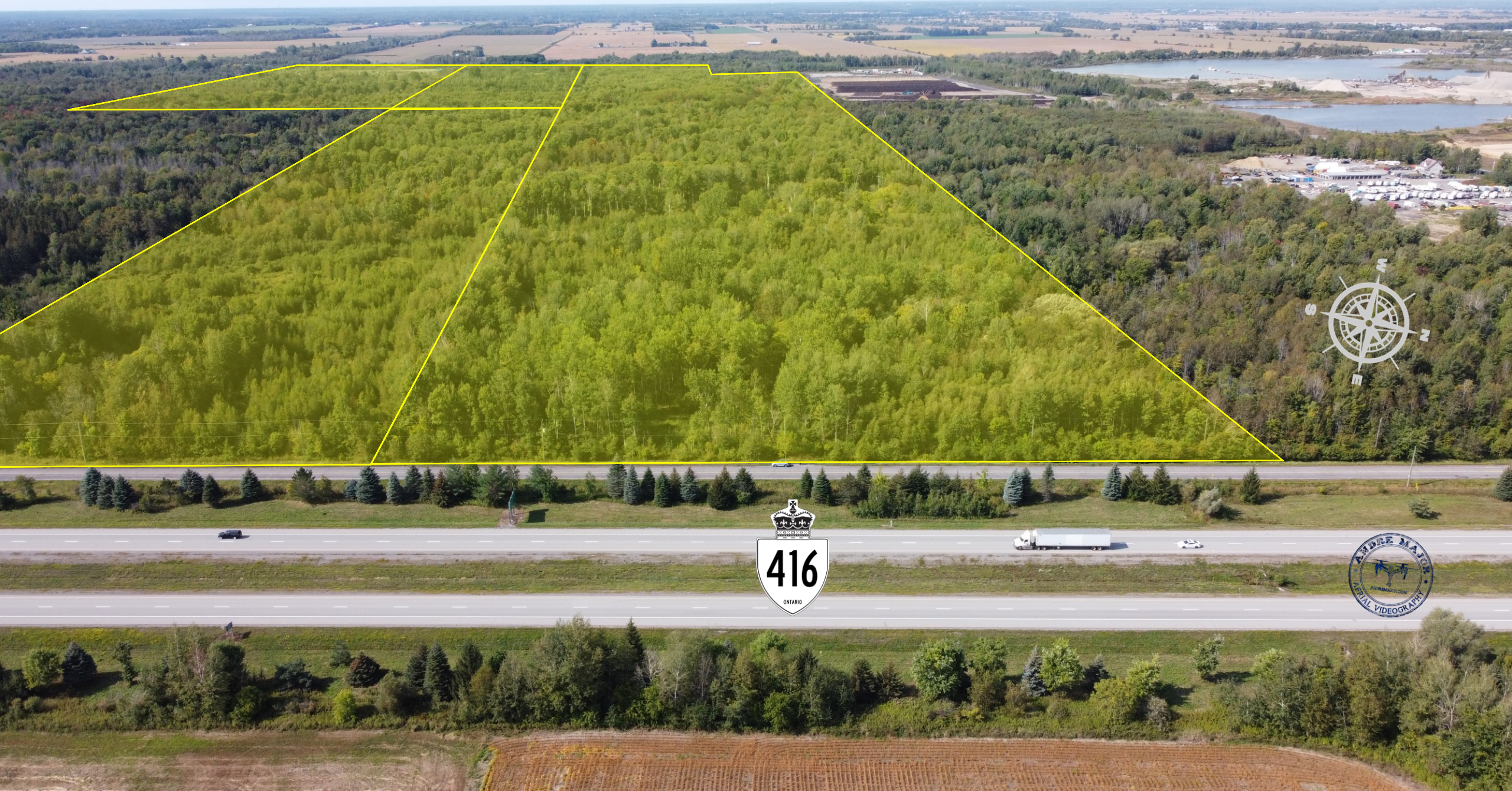


City of Ottawa Official Plan's Residential Urban Development Boundary

Distance from subject site to Official Plan's Residential Urban Development Boundary: Less than 2,000 feet (610 m)



Looking West



Looking East



Moodie Drive



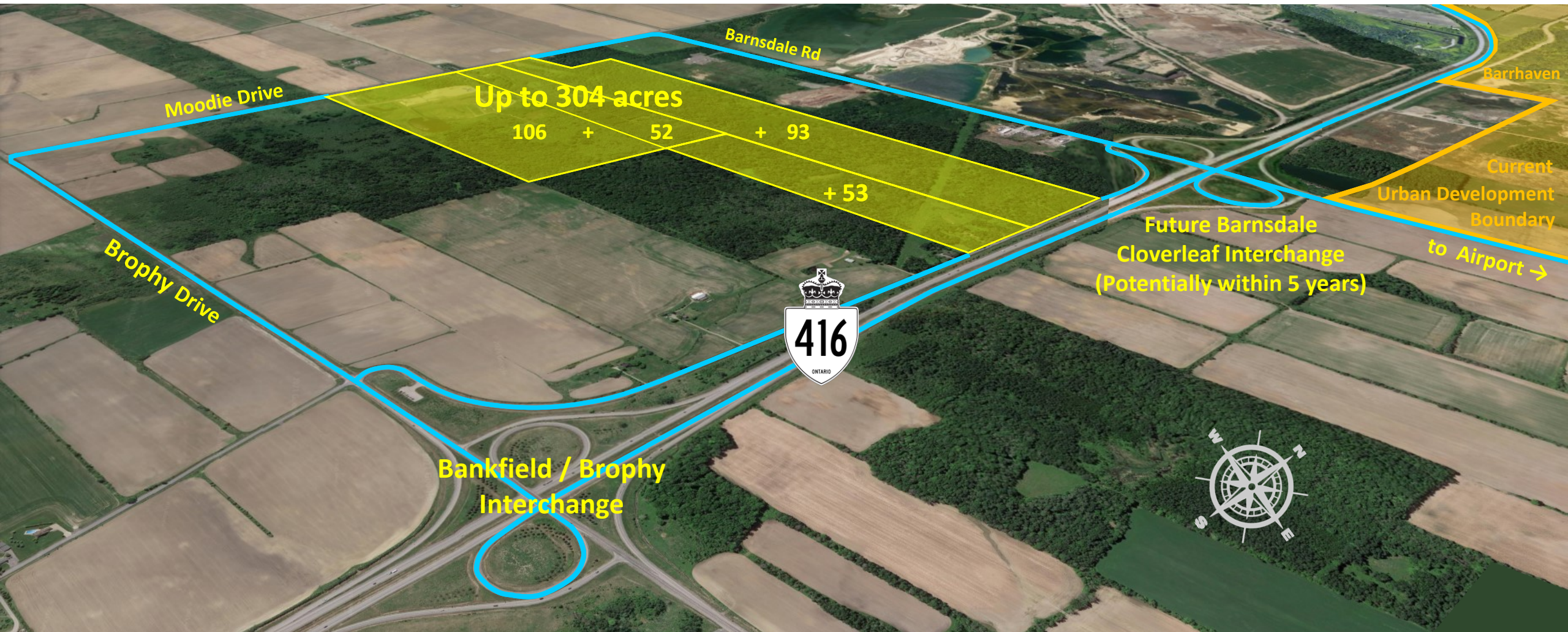
Looking North-East

Moodie Drive



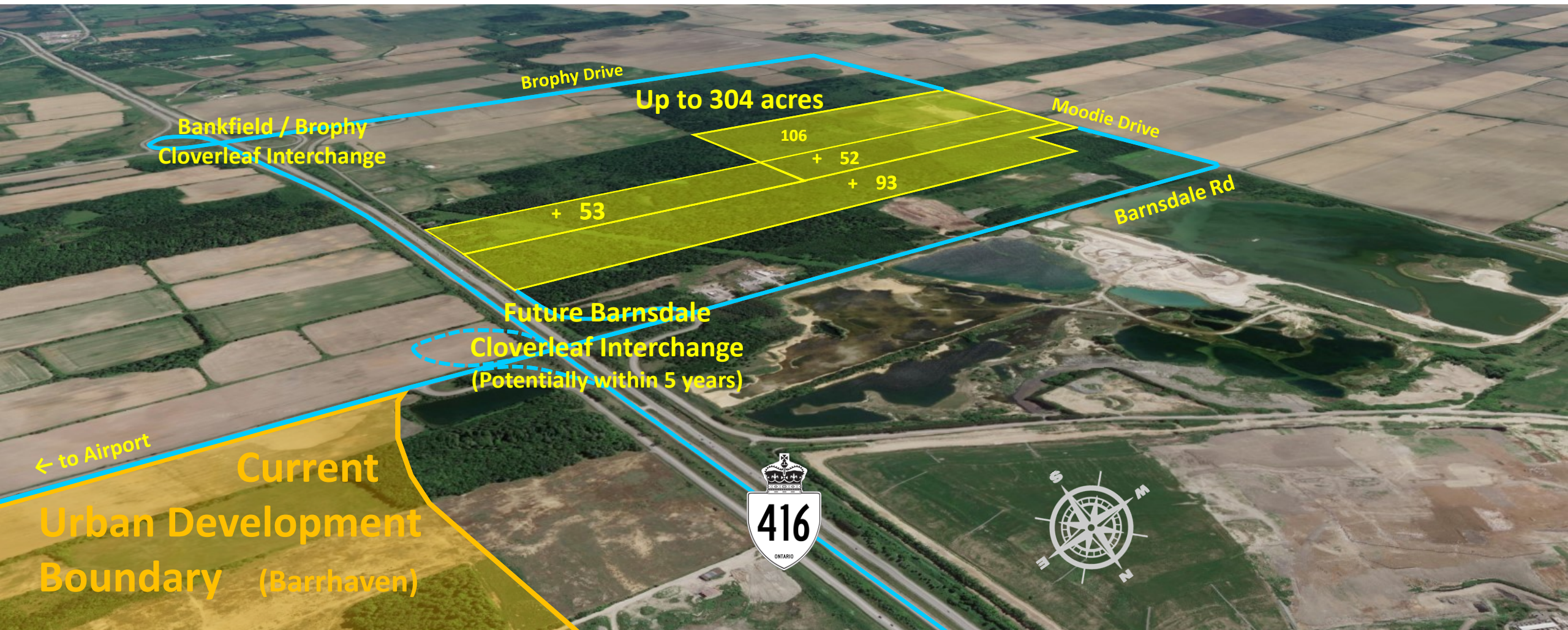
Looking North-West

Site access points



Looking South-West

Site access points



Barnstable Rd

17

Part 3: **MLS #: 1269255**
93.4 acres

Part 2: **MLS #: 1269254**
51.7 acres

Part 1: **MLS #: 1269253**
105.9 acres

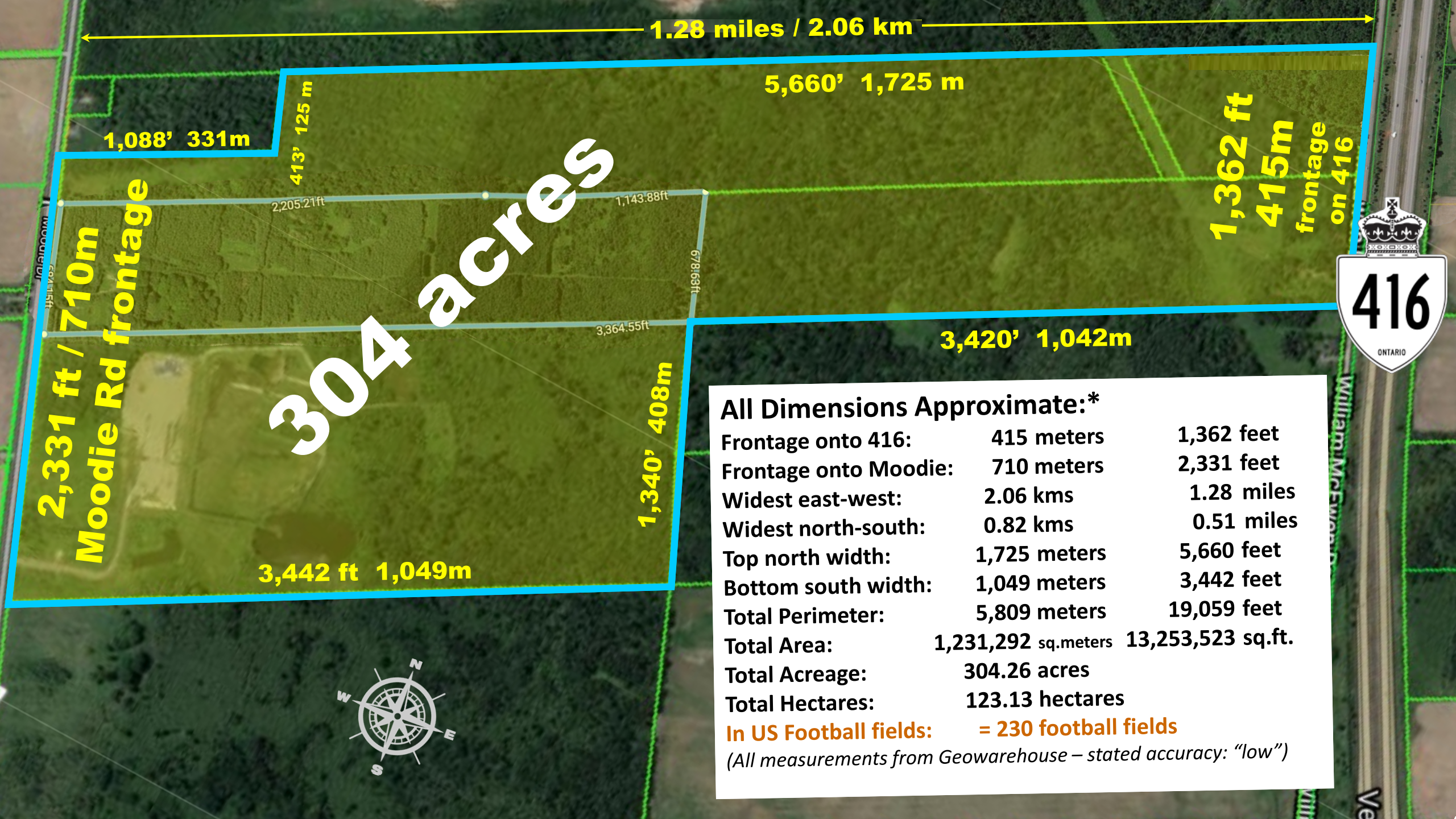
Part 4: **MLS #: 1269256**
53.1 acres

Part 1: 105.9 ac (34.8%)
Part 2: 51.7 ac (17.0%)
Part 3: 93.4 ac (30.7%)
Part 4: 53.1 ac (17.5%)
Total 304.2 acres

(All measurements from Geowarehouse
– stated accuracy: “low”)



Veterans Memorial Hwy



304 acres

2,331 ft / 710m
Moodie Rd frontage

1,362 ft
415m
frontage
on 416

All Dimensions Approximate:*		
Frontage onto 416:	415 meters	1,362 feet
Frontage onto Moodie:	710 meters	2,331 feet
Widest east-west:	2.06 kms	1.28 miles
Widest north-south:	0.82 kms	0.51 miles
Top north width:	1,725 meters	5,660 feet
Bottom south width:	1,049 meters	3,442 feet
Total Perimeter:	5,809 meters	19,059 feet
Total Area:	1,231,292 sq.meters	13,253,523 sq.ft.
Total Acreage:	304.26 acres	
Total Hectares:	123.13 hectares	
In US Football fields:	= 230 football fields	
(All measurements from Geowarehouse – stated accuracy: “low”)		

Rural Zoning allows a wide variety of uses

RU - Rural Countryside Zone (Sections 227 and 228)



Purpose of the Zone

The purpose of the RU – Rural Countryside Zone is to:

- (1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as **General Rural Area**, **Rural Natural Features** and **Greenbelt Rural** in the Official Plan;*
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

Owners of southern-most 106 + 52 acre parcels have secured zoning “exceptions”.

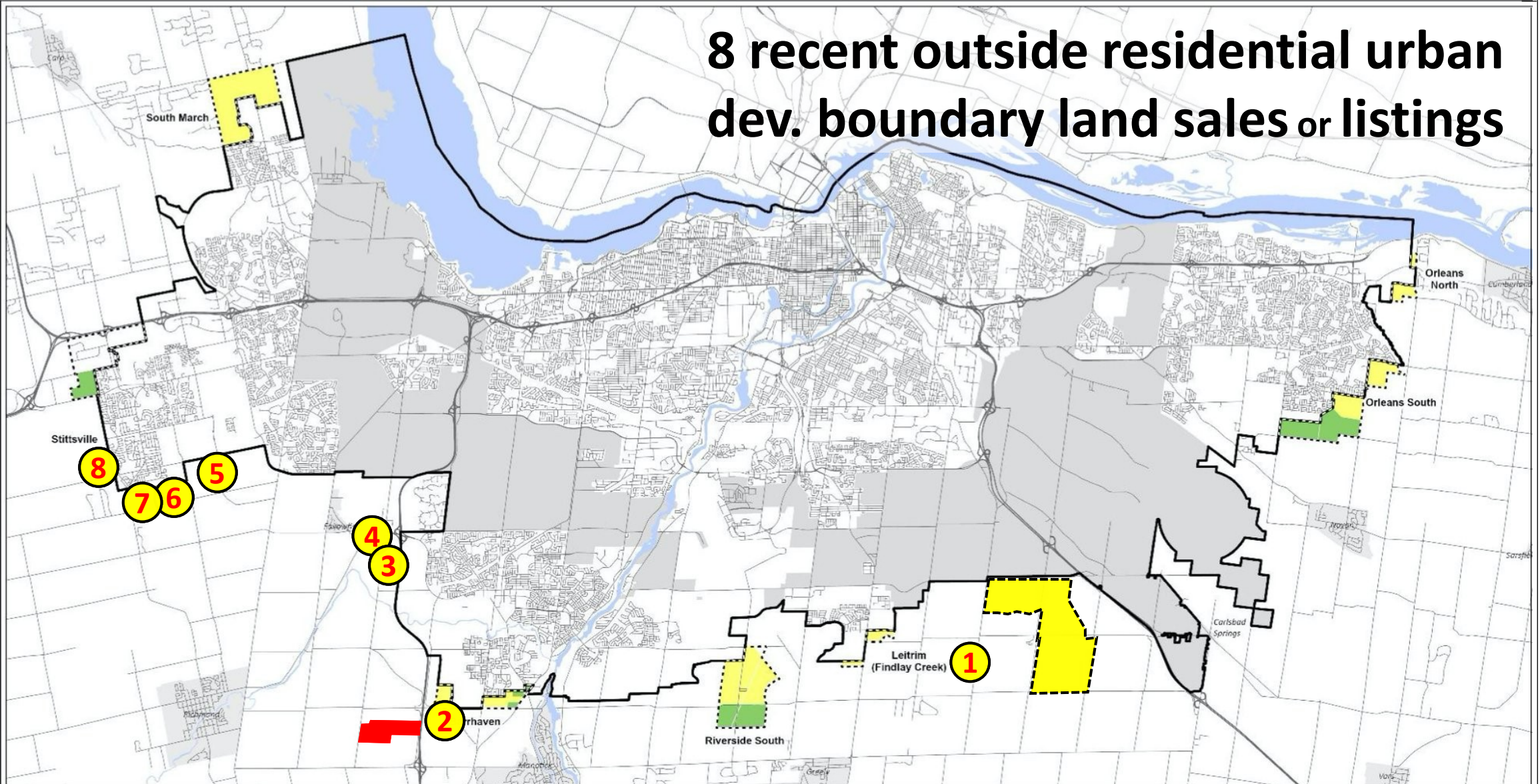
This potentially paves the way towards additional future use exceptions for all adjacent RU zoned lands.

[Exceptions 601r-700r](#)

<https://ottawa.ca/en/living...z/.../exceptions-601r-700r> - 2020-10-30

650r (By-law 2008-385)	RU[650r]	<ul style="list-style-type: none">• amusement park limited to a water park• restaurant, day care, retail store limited to a gift shop and office permitted as ancillary uses to the amusement park	<ul style="list-style-type: none">• minimum yard setbacks of 20 m• maximum building or structure height of 30 m• minimum 20 metre wide landscaped buffer to be provided along the interior side, corner side and rear lot lines, to affect visual screening of the land uses on the site, subject to City approval• minimum parking rates:<ul style="list-style-type: none">1. car parking 1 space per 4 persons at capacity;2. bus parking 1 space per 167 persons at capacity
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8 recent outside residential urban dev. boundary land sales or listings



OFFICIAL PLAN

URBAN BOUNDARY EXPANSION STUDY

Category 1 Lands

Pass 1

Pass 2

New Urban Boundary (Proposed)

Urban Boundary (Official Plan)

Ottawa

0 3 5 8 10 Km

8 recent outside residential urban development boundary land sales or listings

ADDRESS: 4624 RAMSAYVILLE RD
SIZE (ACRES): 95.34 ACRES
ZONING: RU
IN BOUNDARY: NO
TOTAL PRICE: \$8,650,000 SOLD
DATE SOLD: AUG 26, 2021
VALUE / ACRE: \$90,727

1



ADDRESS: 3818 BARRNSDALE RD
SIZE (ACRES): 50.47 ACRES
ZONING: AG
IN BOUNDARY: NO
ASKING PRICE: \$11,557,360
ASKING / ACRE: \$229,000

2



3

ADDRESS: 2857 MOODIE DR
SIZE (ACRES): 29.26 ACRES
ZONING: AG2
IN BOUNDARY: NO
TOTAL PRICE: \$2,340,000
DATE SOLD: MARCH 31, 2021
VALUE / ACRE: \$80,000



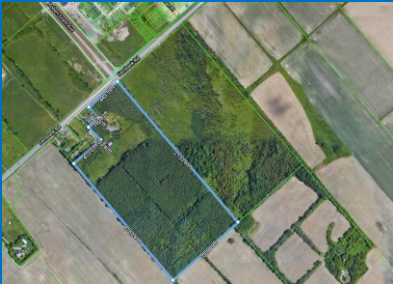
4

ADDRESS: 2726-2732 MOODIE DR
SIZE (ACRES): 15.48 ACRES
ZONING: RG [886r]
IN BOUNDARY: NO
ASKING PRICE: \$7,000,000
ASKING / ACRE: \$452,200



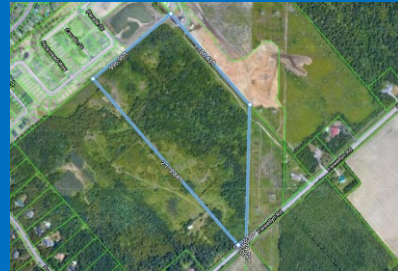
ADDRESS: 5686 FERNBANK RD
SIZE (ACRES): 45 ACRES
ZONING: AG2
IN BOUNDARY: NO
TOTAL PRICE: \$2,925,000
DATE SOLD: DEC 2020
VALUE / ACRE: \$65,200

5



ADDRESS: PI Lot 24 Conc 9
SIZE (ACRES): 39.58 ACRES
ZONING: RU
IN BOUNDARY: ~~NO~~ YES OCT 27, 2021
TOTAL PRICE: \$12,126,800
DATE SOLD: MARCH 2021
VALUE / ACRE: \$306,332

6



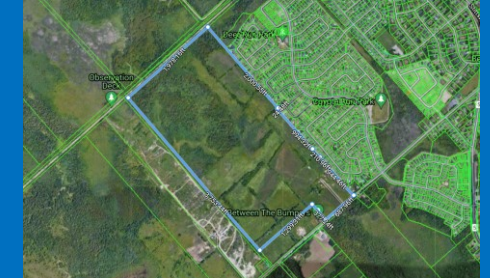
7

ADDRESS: 6141 FLEWELLYN
SIZE (ACRES): 46.27 ACRES
ZONING: RU
IN BOUNDARY: NO
TOTAL PRICE: \$14,116,864
DATE SOLD: JAN 2021
VALUE / ACRE: \$350,564



8

ADDRESS: 6435 FERNBANK RD
SIZE (ACRES): 177.9 ACRES
ZONING: RU
IN BOUNDARY: NO
TOTAL PRICE: \$11,975,000
DATE SOLD: FEB 2020
VALUE / ACRE: \$67,800



Other details:



- Prime location with over 415 m (1,362') frontage onto Hwy 416
- In path of extensive future commercial and industrial developments
- Site accessible from both the east and west sides of the land assembly
- Less than 610 m (2,000 ft) from City of Ottawa's latest Official Plan Residential Urban Development Boundary
- Only 1,084 m (3,556 ft) from Brophy/416 Interchange cloverleaf
- Only 250 m (826 ft) from planned new Barnsdale Rd Interchange (potentially within 5 years)

MLS numbers: 1269253, 1269254, 1269255, 1269256. CSO 2.0%

Price:

$$\begin{aligned} & \$56,000 / \text{acre} \\ & \times 304.26 \text{ acres} \\ & = \$17,038,560 \end{aligned}$$

i.e. **\$17M** rounded for all parcels

Please call listing agent for more details regarding these four MLS listings

Some references to acreage sizes are rounded. All measurements, line positions on diagrams and pictures, zoning descriptions as well as all other representations herein are believed to be accurate but are not warranted. Interested parties are to perform their own due diligence. Buyer can purchase all parcels through four simultaneous offers or just one or several of them separately. Asking prices per acre may be higher if not buying full land assembly at once. CSO 2.0%

**FOR SALE - UP TO
304 ACRES
RU ZONING**

exp
REALTY
BROKERAGE

moodie416.com
613 262-0606

**ANDRE
MAJOR**
BROKER, CCIM, MBA



Experience matters!

Andre L. Major

BROKER, SHAREHOLDER, CCIM, MBA

Ottawa, Ontario, CANADA

613-262-0606

andre@andremajor.com

www.andremajor.com



end