

**AVISON
YOUNG**

For Sale
1900 Stittsville Main Street
Ottawa, ON

Stittsville Main Street

ErHealey Ave

Approx. 19 Acres of Future Development Land

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The Opportunity

For Sale
1900 Stittsville Main Street
Ottawa, ON

Situated along Stittsville Main Street, and adjacent to the current Urban Boundary, this site is a logical expansion site for future development. Municipal Services exist within the existing residential development, and the site benefits from access points off both Stittsville Main Street and East Healey Avenue.

The site is located within an established mature and attractive community, adjacent to an existing park, and offers easy access to Stittsville's ample amenities.

Property information

 Asking Price: \$4,000,000.00

 Municipal Services Nearby

 Approx. 19 Acres

 Zoning : RU - Rural Countryside zone

 Adjacent to the Urban Boundary

Legal Description:	PT LT 22 CON 9, PT 2 4R4854 EXCEPT PT 1 ON 4R19697; S/T LT441984; GOULBOURN
Site Variance:	Regular
Area:	Approx. 19 acres

RU – Rural Countryside Zone (Sections 227-228)

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.*

227. In the RU Zone:

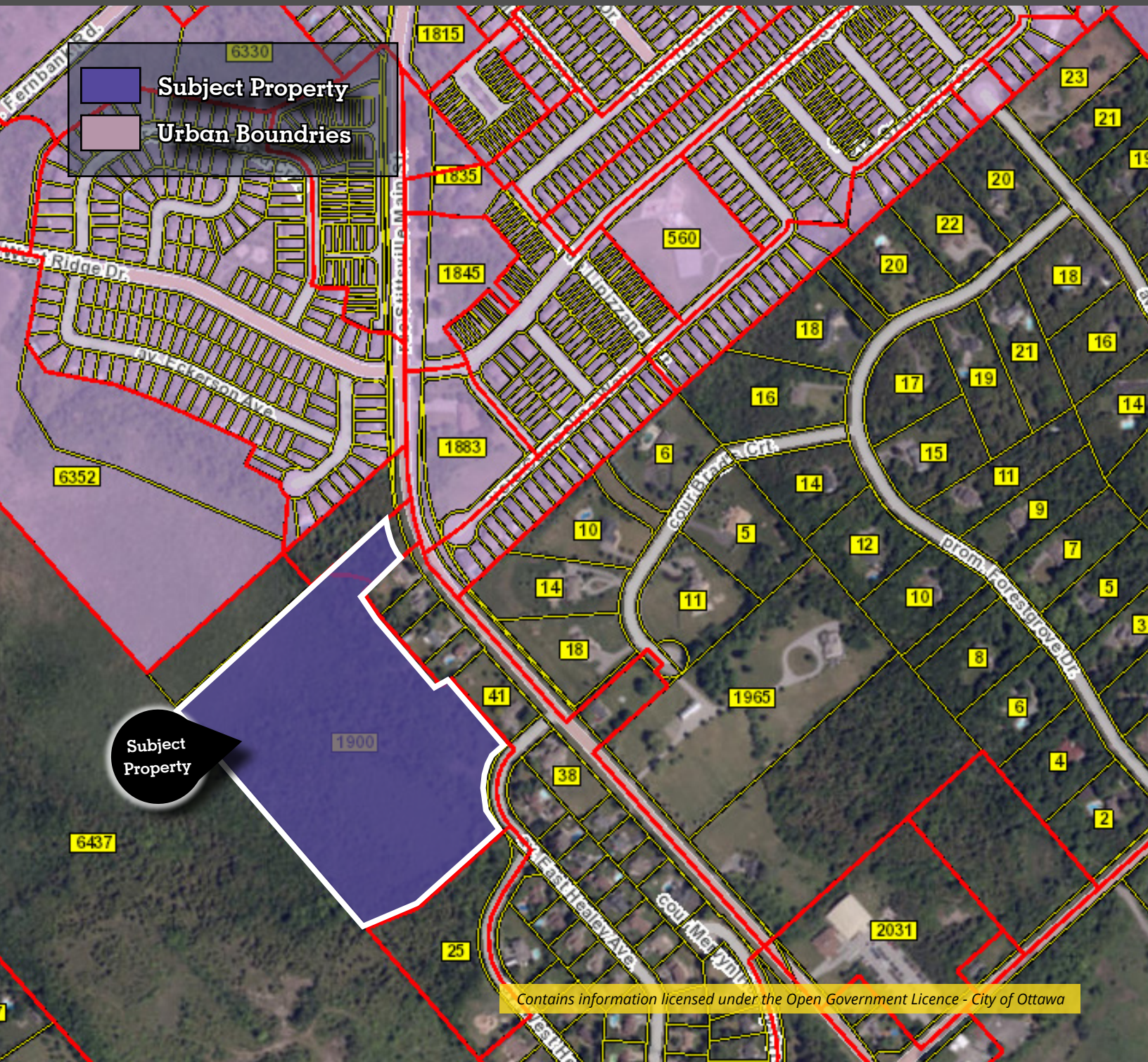
Permitted Uses

- (1) The following uses are permitted subject to the following:
 - (a) the provisions of subsection 227(2) to (5);
 - (b) a maximum of 10 guest bedrooms is permitted in a bed and breakfast
 - (c) a maximum of 10 persons are permitted in a group home,
 - (d) a maximum of 10 persons are permitted in a retirement home, converted

agricultural use, see Part 2, Section 62
agriculture-related use, see Part 3, Section 79B (By-law 2021-222)
animal care establishment
animal hospital
artist studio
bed and breakfast, see Part 5, Section 121
Cannabis Production Facility, limited to outdoor and greenhouse cultivation.
(By-law 2019-222)
cemetery
detached dwelling
equestrian establishment
environmental preserve and educational area
forestry operation
group home, see Part 5, Section 125
home-based business, see Part 5, Sections 127 and 128
home-based day care, see Part 5, Section 129
kennel, see Part 3, Section 84
on-farm diversified use, See Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)
retirement home, converted, see Part 5, Section 122
additional dwelling unit, see Part 5, Section 133

Site Highlights

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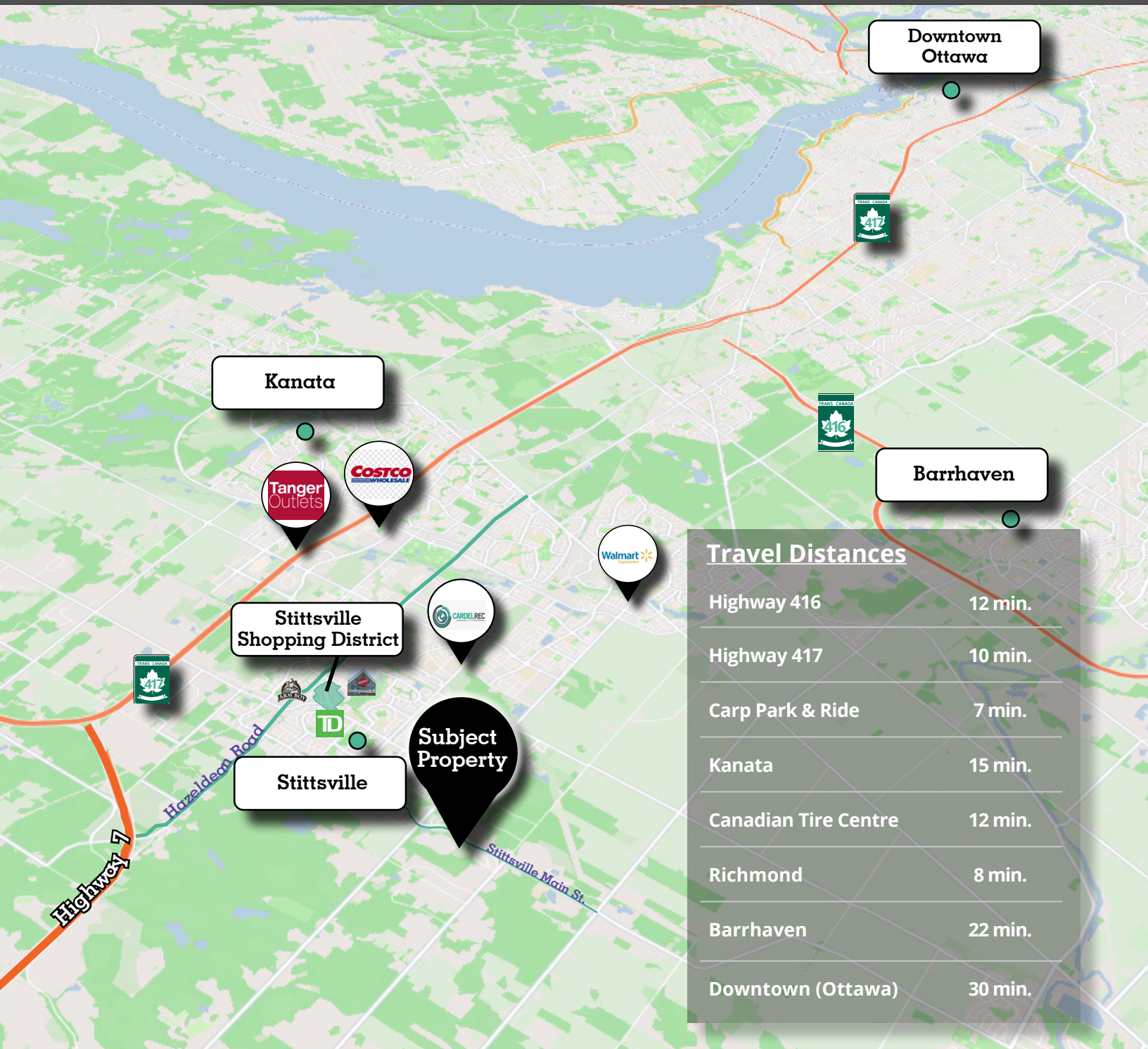
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Location Overview

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Get more information

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