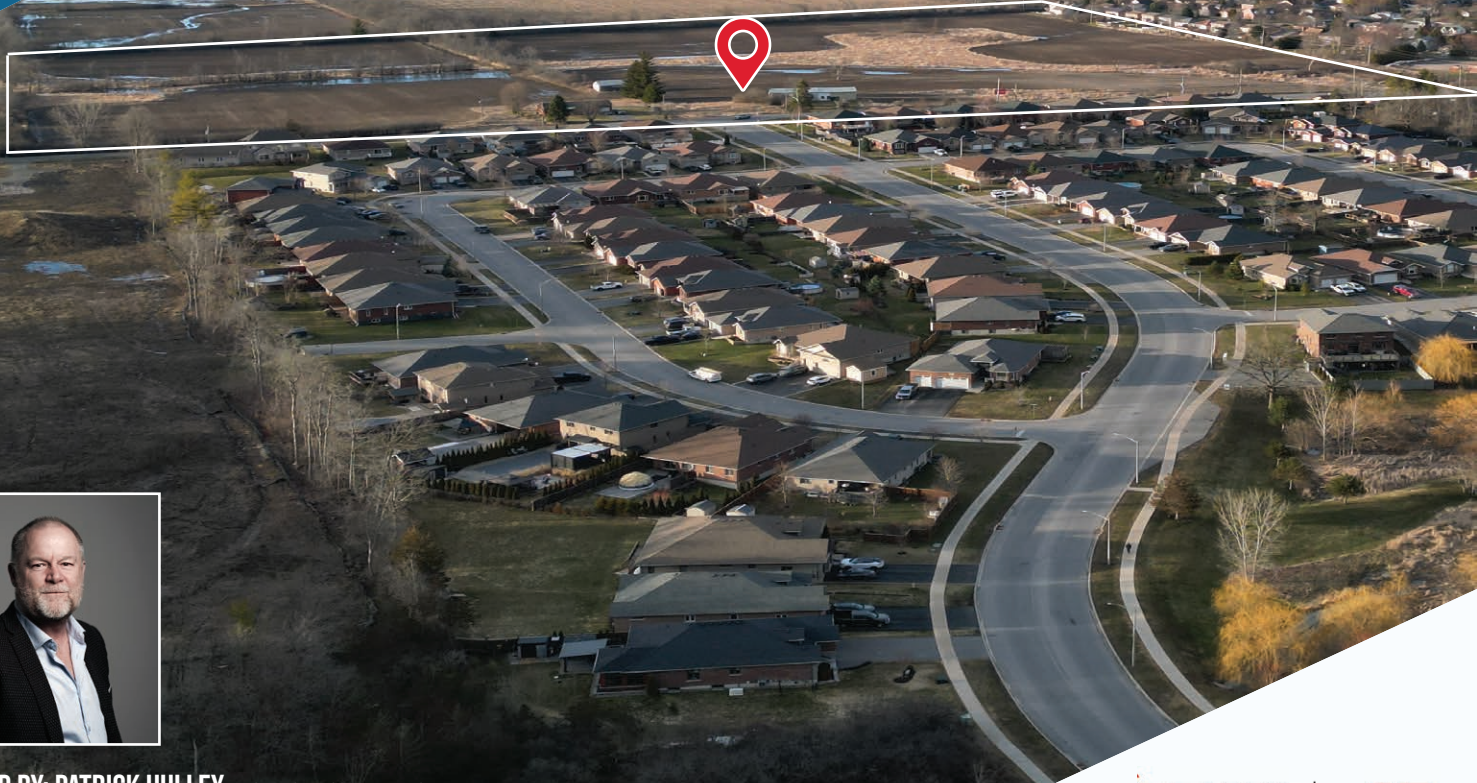




# DRAFT PLAN APPROVED DEVELOPMENT LAND

**40.9 ACRES -**  
262 RESIDENTIAL UNITS - 10 MIXED USE UNITS



OFFERED BY: PATRICK HULLEY BROKER OF RECORD / PRINCIPAL  
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# SITE OVERVIEW

The 40.9 acre site is draft plan approved for fast track to development / presales under the recently announced HST Abatement Legislation announced by the Province for the following:

## SINGLE FAMILY LOTS

The mix of single family homes in this development is ideal for the current price point driven consumer market. The lot configuration consists of:

- 69 lots 30' in width for singles
- 17 lots 34.5' in width for singles
- 52 lots 36' in width for singles

**TOTAL: 138 Single Family Detached**



## TOWNHOMES

This development presents a solid housing mix featuring the following configurations of townhome blocks:

- 40 units within 5 units / block
- 84 units within 6 units / block

**TOTAL: 124 Townhomes**



## MIXED USE

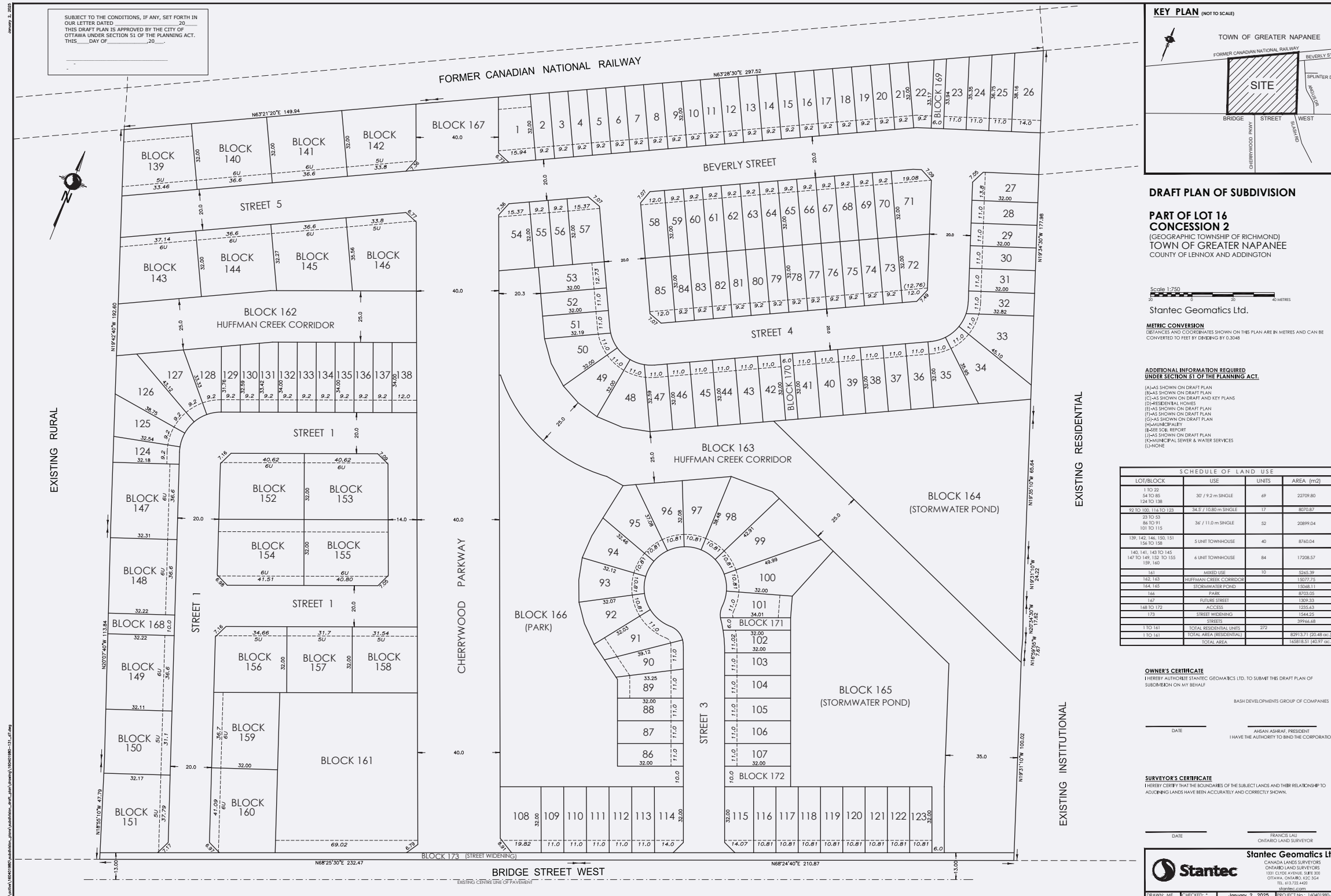
The site features 10 units designed for mixed use, being a commercial component main floor (per by-law) and residential upper floor.

- 10 Units mixed zoning / use

**TOTAL: 10 mixed use zone units (each a mix of res/comm).**



SCHEDULE OF LAND USE			
LOT/BLOCK	USE	UNITS	AREA (m2)
1 TO 22 54 TO 85 124 TO 138	30' / 9.2 m SINGLE	69	22709.80
92 TO 100, 116 TO 123	34.5' / 10.80 m SINGLE	17	8070.87
23 TO 53 86 TO 91 101 TO 115	36' / 11.0 m SINGLE	52	20899.04
139, 142, 146, 150, 151 156 TO 158	5 UNIT TOWNHOUSE	40	8760.04
140, 141, 143 TO 145 147 TO 149, 152 TO 155 159, 160	6 UNIT TOWNHOUSE	84	17208.57
161	MIXED USE	10	5265.39
162, 163	HUFFMAN CREEK CORRIDOR		15077.75
164, 165	STORMWATER POND		15068.11
166	PARK		8703.05
167	FUTURE STREET		1309.33
168 TO 172	ACCESS		1235.63
173	STREET WIDENING		1544.25
	STREETS		39966.68
1 TO 161	TOTAL RESIDENTIAL UNITS	272	
1 TO 161	TOTAL AREA (RESIDENTIAL)		82913.71 (20.48 ac.)
	TOTAL AREA		165818.51 (40.97 ac.)

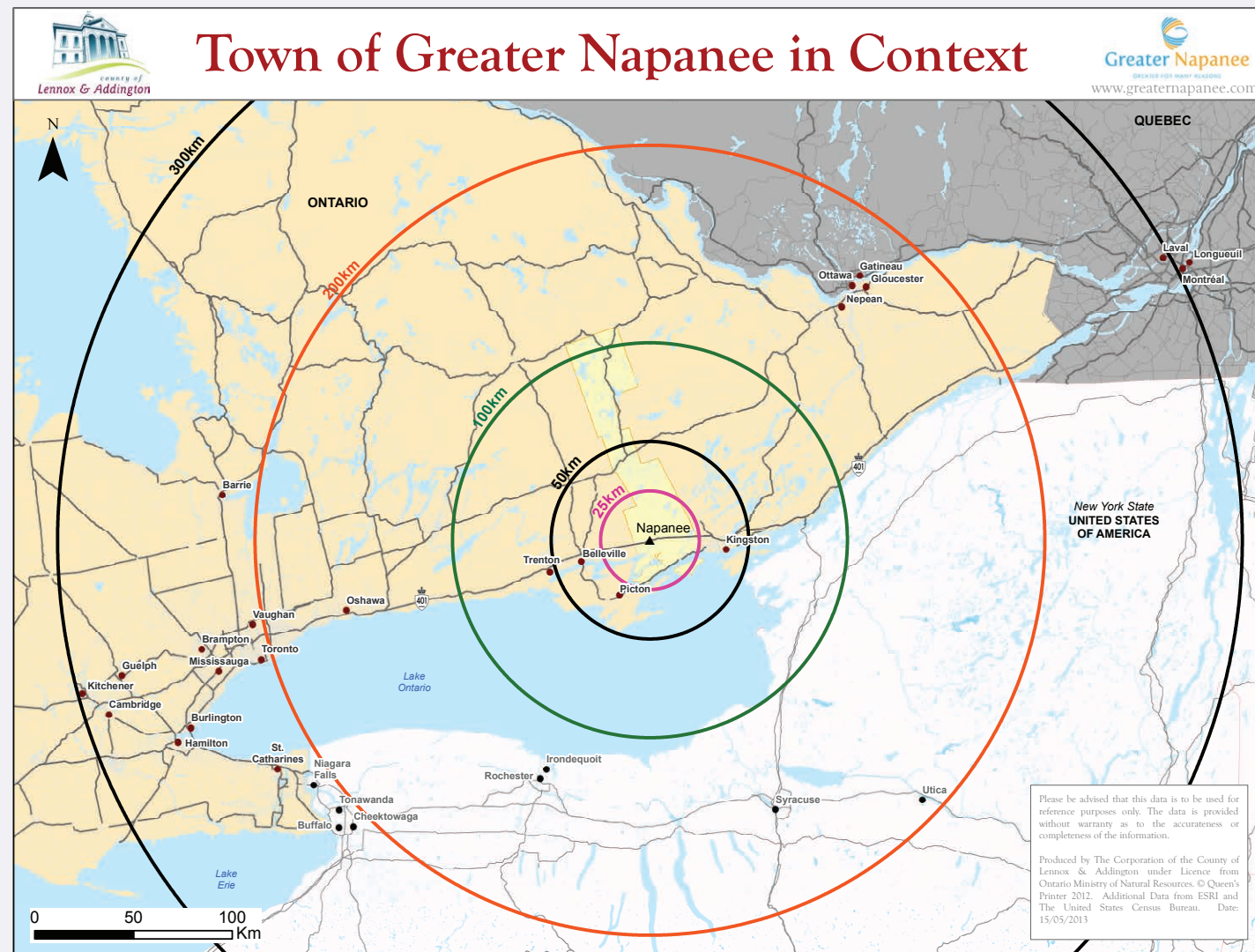


**NOTE: THE NUMBER OF LOTS WITH REAR YARD PREMIUM FEATURES: PARK BLOCK 166 / STORMWATER POND BLOCKS 163/164, BLOCK 162 CORRIDOR. CN RAIL CORRIDOR IS NOT ACTIVE LINE - CLOSED**

# MARKET OVERVIEW

## STRATEGIC GROWTH NODE IN EASTERN

Positioned along the Highway 401 corridor between Toronto and Ottawa, Greater Napanee is emerging as a high-growth secondary market driven by migration, affordability, and proximity to Kingston's employment base. As the primary service centre for Lennox and Addington County, Napanee continues to attract both residents and commercial investment.



## DEMAND IS MOVING EAST

Escalating housing costs across the GTA and major urban centres are driving increased migration into more affordable, well-connected communities across Eastern Ontario.

- Over 75,000+ Ontarians per year are relocating between municipalities, with affordability cited as a primary driver
- Eastern Ontario is projected to require 670,000 new homes by 2051, driven in part by in-migration from higher-cost regions
- Approximately 74% of future housing demand is for ground-oriented homes, aligning with buyer preferences in markets like Napanee
- In smaller communities, population growth is now largely driven by migration, not natural increase

Greater Napanee is strategically positioned to benefit from this shift, offering direct Highway 401 access and strong connectivity to Kingston.

- \$88M Wastewater Expansion Unlocking Thousands of New Homes
- Anchored by \$575M Goodyear Expansion and Advanced Manufacturing Growth
- New 128-Bed Long-Term Hospital Care Facility Supporting Community Growth
- Latham Pools constructed it's largest manufacturing facility in 2022/23 in Lennox and Addington County
- Recent change to M2 Zoning to allow for Data Centre Uses
- Strategically positioned along the Highway 401 corridor between Toronto, Ottawa, and Montreal with centralized access to Kingston, Belleville and Prince Edward County.

# MARKET OVERVIEW

## STRATEGIC GROWTH CORRIDOR WITH REGIONAL

Greater Napanee is emerging as a strategic growth corridor within Eastern Ontario, driven by its proximity to Highway 401 and increasing demand for attainable housing. Its central location places it within reach of major markets including Toronto, Ottawa, and Montreal, while also offering convenient access to a key U.S. border crossing. Strong regional connectivity to Kingston, Belleville, and Prince Edward County further enhances the area's appeal for both residents and investors.



### 2025 MARKET STATS GREATER NAPANEE - SOURCE HABITAT MLS SALES DATA

Property Type	Sale Volume	Total Dollar Sales Volume	Avg Sale Price	Median Sale Price	New Listings Volume	SNLR	Avg LDOM	Median LDOM	Avg SP/LP	Terminations Volume
Detached	190	\$108,316,932	\$570,089	\$544,000	522	36%	42	31	96%	188
Semi-Detached	7	\$3,302,500	\$471,786	\$490,000	15	47%	35	18	96%	7
Attached Row Townhouse	5	\$2,518,000	\$503,600	\$495,000	16	31%	77	92	99%	2

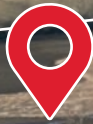
## EXTRACT FROM TOWN OF NAPANEE

Complete application for Draft Plan of Subdivision has been received by the Town of Greater Napanee. Pursuant to Sections 17(17), 34(13) and 51(20) of the Planning Act (R.S.O. 1990), Council will hold a public meeting on February 25, 2025, to outline the content and effect of the application, as well as showing the lands affected. All those interested are hereby invited to attend the public meeting and express their view on the application.

### PURPOSE

Applications were received from Bridge Street Meadows Inc. for the creation of a subdivision (PLSUBD 2022 080), Official Plan Amendment (PLOPMA 2024 054) and Zoning By-Law Amendment (2024 055). The applications apply to the entirety of the approximately 16.4 hectare parcel.





**DRAFT PLAN APPROVED  
DEVELOPMENT LAND**

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