



CREILAND
CONSULTANTS

FOR SALE

\$2,500,000

MODULAR HOMES DEVELOPMENT OPPORTUNITY

LIVE BROCHURE



1728 County Road 121, Fenelon Falls, ON

Highway #121

**1728 COUNTY ROAD 121,
FENELON FALLS, ON**



STREETVIEW



PROPERTY WEBSITE

Prime shovel-ready modular home land development opportunity for sale in Fenelon Falls, Kawartha Lakes, Ontario. This 44-acre parcel of property already has half of the property zoned RMH-1, which permits modular homes and the previous owners had a site plan agreement in place but were unable to complete the project due to personal reasons. The hydro, water and sewer utility services are already distributed to each lot. The 1st phase consists of 50 lots with an average size of 60 feet x 150 feet, each serviced with utility rough-ins. The property consists of 44 acres in total, out of the 44 acres, approximately 15 acres are zoned and previously site plan agreement had approved 50 modular home lots. The property has a river that runs through the middle of the property and separates the lots from the whole of the property, a pond exists at the rear of the property,



SITE AREA
44.2 acres



ZONING
RG / RMH-1



VTB
50% available



STATUS OF S.P.A.(EXPIRED)
TO BE RE-SUBMITTED



CO-OP FEE
2%

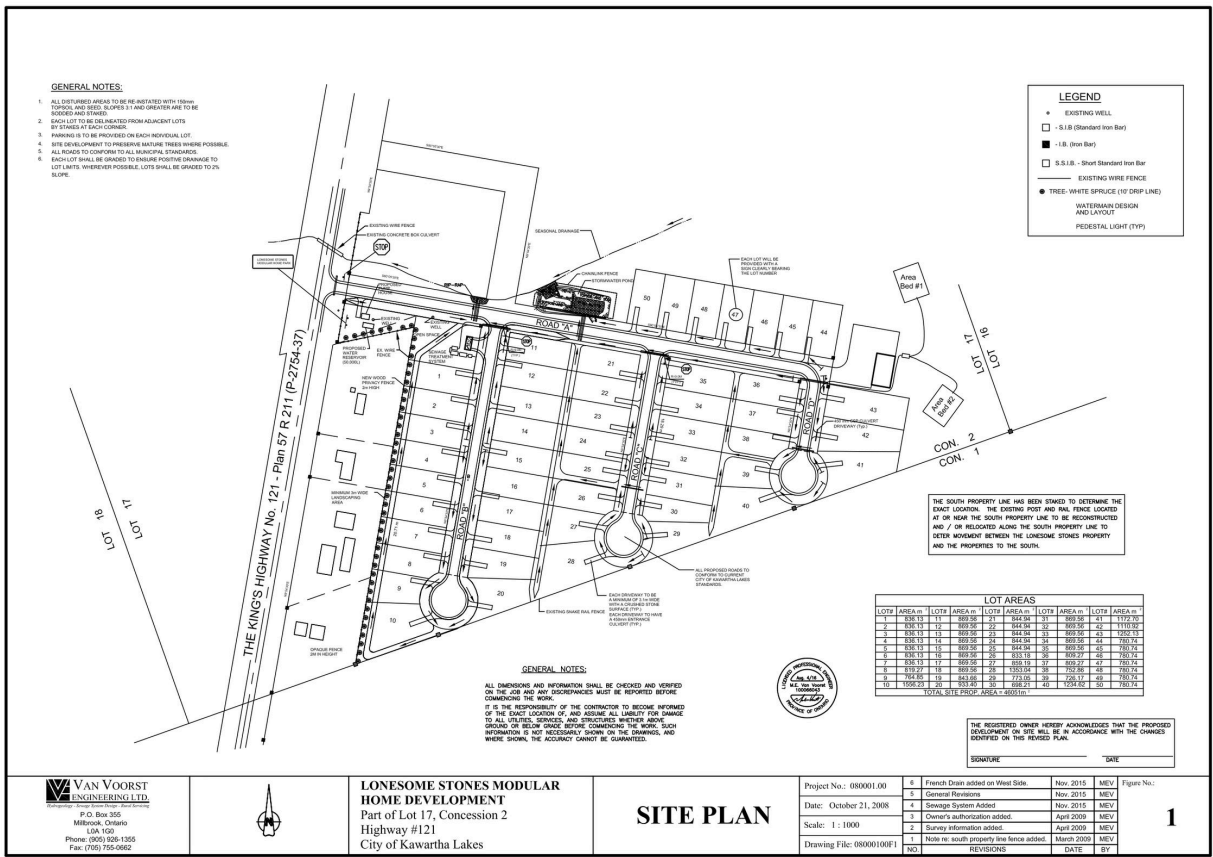


(\$)
**VALUE IN THE GROUND
\$1,000,000+ COMPLETED**

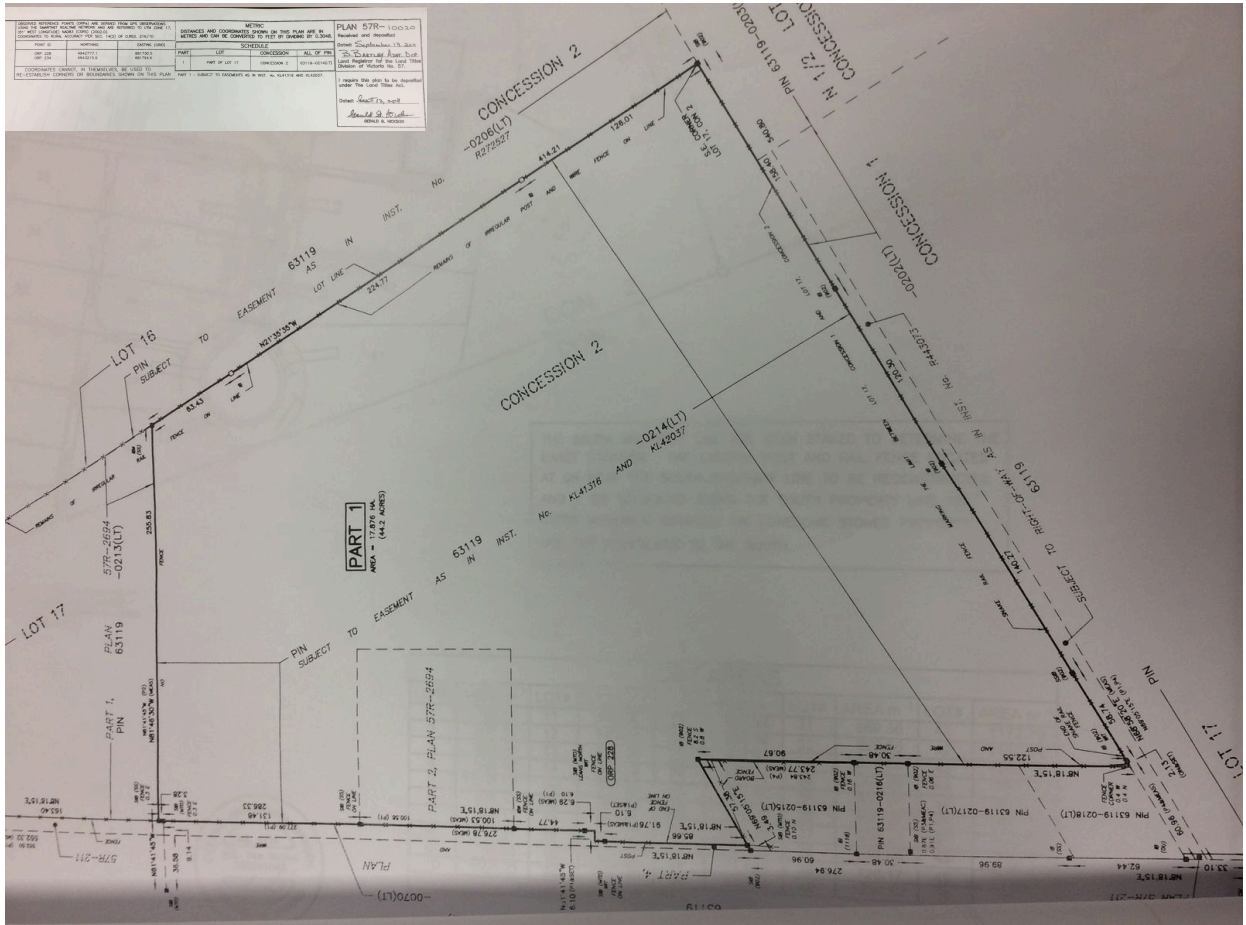
PROPERTY PHOTOS



SITE PLAN



SURVEY



NEARBY ATTRACTIONS



GARNET GRAHAM
BEACH PARK

★ MARYBORO
LODGE MUSEUM

CAMERON LAKE

★ TOURIST INFO
CENTRE

★ FENELON FALLS
BREWING CO.

★ LOCK 34

★ THE LOCKER
AT THE FALLS

121

8

121

ZONING

6.3.1 RESIDENTIAL MOBILE HOME PARK EXCEPTION ONE (RMH-1) ZONE (Lot 17, Con 2)

a. Notwithstanding subsection

6.1, land zoned "RMH-1" may also be used for a convenience store.

b. Notwithstanding articles 6.2 b., through 6.2 f. and clauses 6.2 i. i. through 6.2 i. v., Land zoned RMH-1 shall be subject to the following zone requirements:

i. Minimum lot frontage 10 m (33 ft)

ii. Minimum setback, all yards 7.5 m (25 ft)

iii. Minimum modular home site frontage 18 m (59 ft)

iv. Minimum modular home site area 764 sq.m (8,223 ft)

v. Minimum mobile home site setback, all yards and except minimum side yard setback which shall be 2.5m (8 ft) 7.5 m (25 ft) save

vi. Maximum convenience store floor area 93 sq.m (1,000 sq.ft)

vii. Maximum number of modular homes 50

Location:

SOMERVILLE CON 2 PT LOT 17;RP 57R10020 PART 1, SOMERVILLE

Legal Description:

SOMERVILLE CON 2 PT LOT 17;RP 57R10020 PART 1

Legacy Township

SOMERVILLE

Ward

Ward 2

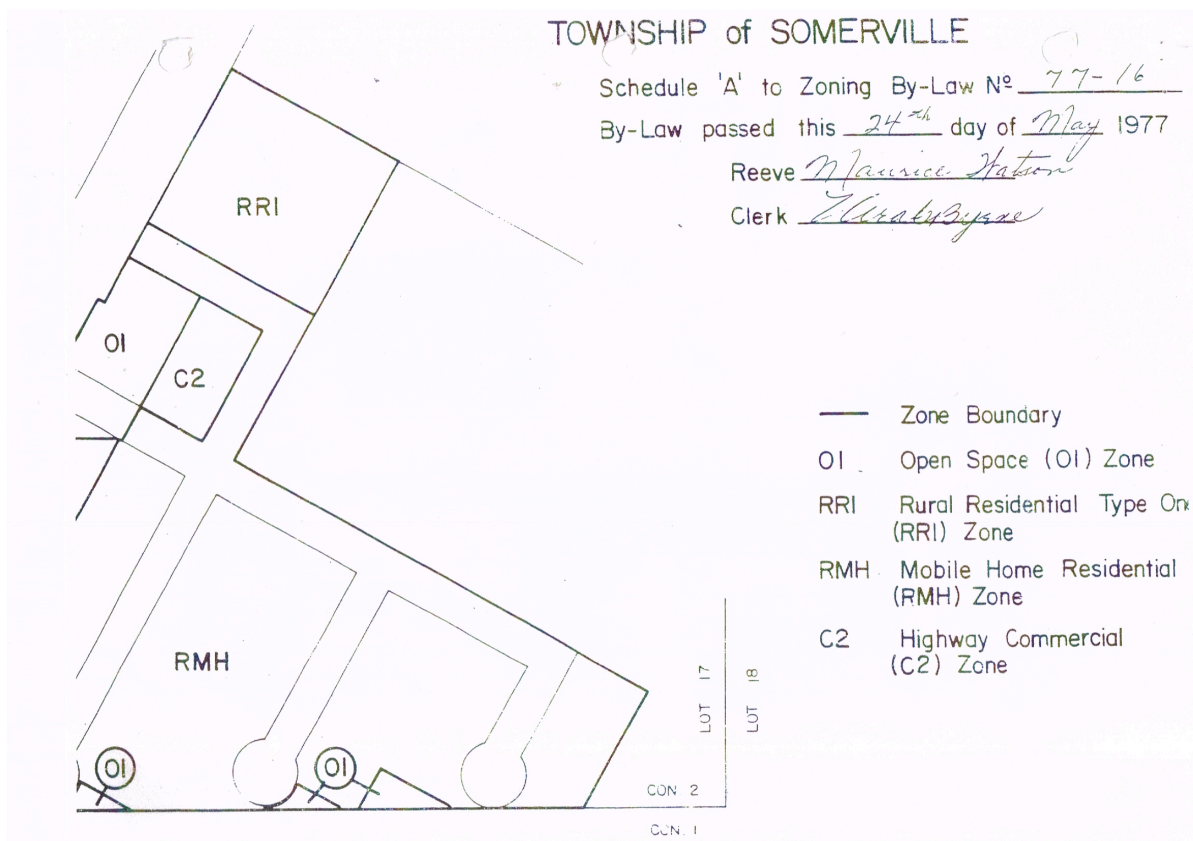
GENERALIZED ZONING*

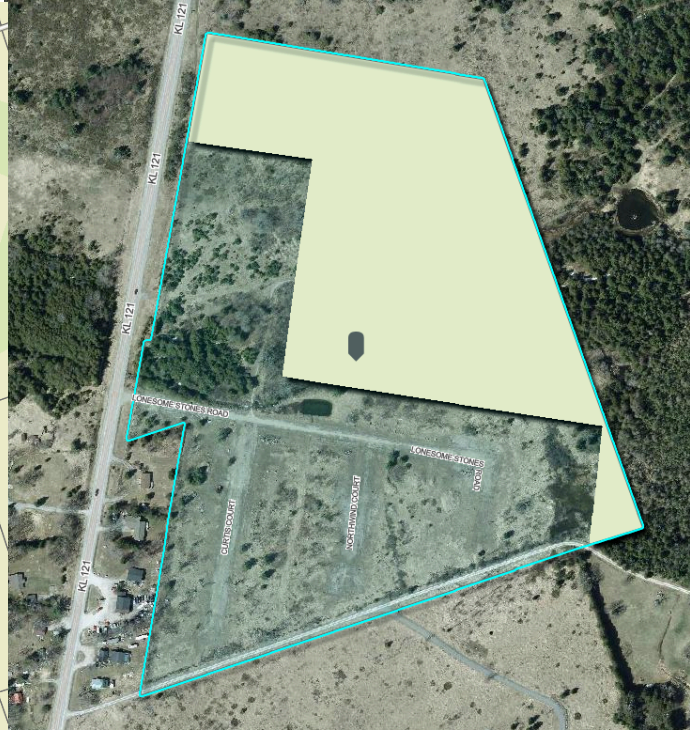
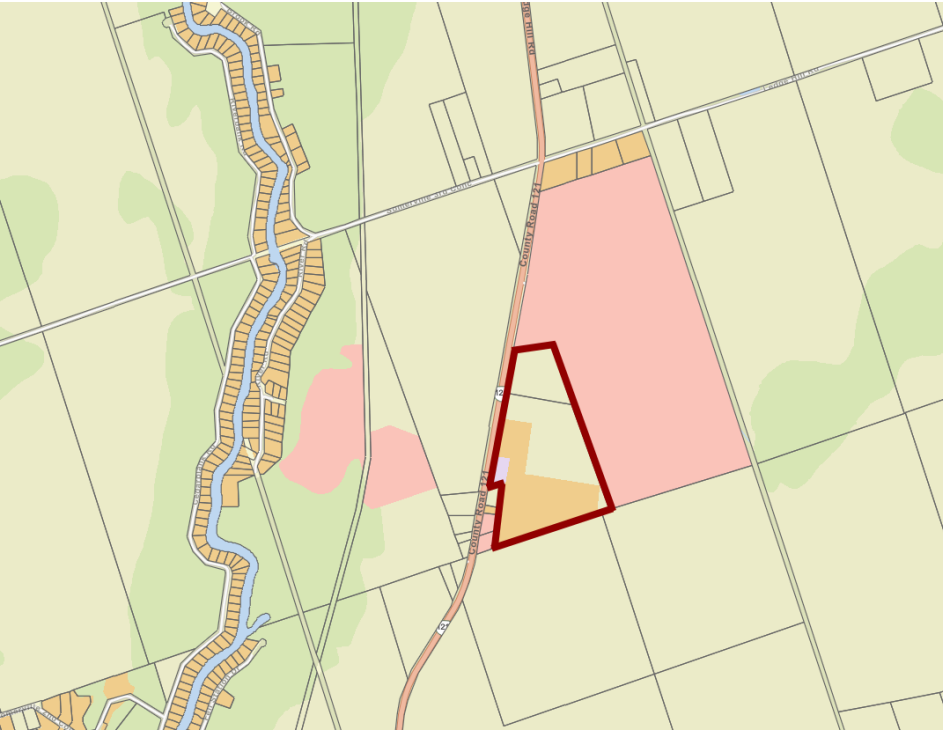
ZONE TYPE*

RMH-1(47.16%), RG(42.94%), RR1-7(6.38%), CF-1(3.52%)

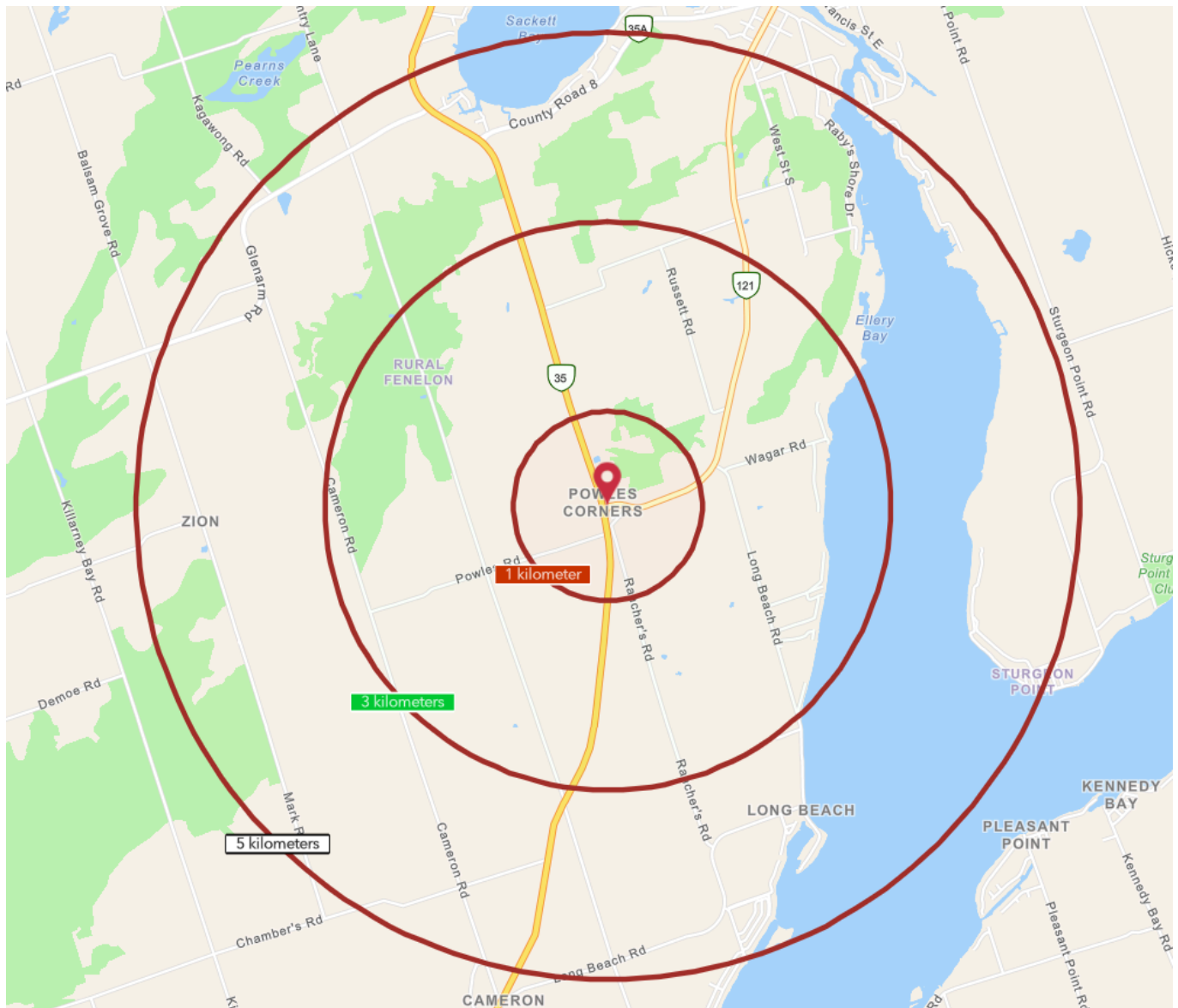
ZONE NAME*

Community Facility, Residential, Agricultural





DISTANCE MAP



DEMOGRAPHICS



DEP Market Profile Canada

County Rd 121, Kawartha Lakes, Ontario, K0M 4
 County Rd 121, Kawartha Lakes, Ontario, K0M
 Rings: 3, 5, 10 kilometer radii

Prepared by Esri
 Latitude: 44.48624
 Longitude: -78.76040

	3 kilometers	5 kilometers	10 kilometers
Summary			
2018 Total Population	466	1,432	10,638
2023 Total Population	501	1,543	11,441
2028 Total Population	533	1,615	12,193
2018-2028 Annual Rate	1.25%	0.92%	1.28%
Households			
2018 Households	199	607	4,429
2018 Average Household Size	2.3	2.3	2.3
2023 Households	211	649	4,706
2023 Average Household Size	2.4	2.3	2.3
2028 Households	222	672	4,960
2028 Average Household Size	2.4	2.4	2.3
2023-2028 Annual Rate	1.02%	0.70%	1.06%
Families			
2018 Families	154	451	3,249
2018 Average Family Size	2.6	2.6	2.6
2023 Families	164	481	3,457
2023 Average Family Size	2.5	2.6	2.6
2028 Families	169	480	3,692
2028 Average Family Size	2.6	2.7	2.6
2023-2028 Annual Rate	0.60%	-0.04%	1.32%
2018 Dwellings			
Owned Dwellings	177	508	3,875
Rented Dwellings	22	99	554
Band Housing	0	0	0
2023 Dwellings			
Owned Dwellings	211	649	4,706
Rented Dwellings	184	539	4,125
Rented Dwellings	27	110	581
Band Housing	0	0	0
2028 Dwellings			
Owned Dwellings	222	672	4,960
Owned Dwellings	193	558	4,348
Rented Dwellings	30	113	612
Band Housing	0	0	0
Average Household Income			
2018	CA\$90,024	CA\$85,609	CA\$91,628
2023	CA\$101,183	CA\$100,005	CA\$110,885
2028	CA\$120,975	CA\$115,597	CA\$129,367
Per Capita Income			
2018	CA\$38,444	CA\$36,288	CA\$38,148
2023	CA\$42,614	CA\$42,063	CA\$45,610
2028	CA\$50,387	CA\$48,100	CA\$52,625
Median Age			
2018	56.1	55.6	53.0
2023	56.4	56.1	53.5
2028	54.8	54.1	51.8

Data Note: 2023 Household Spending Potential shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Household spending does not equal business revenue. "Current year \$" refers to a currency in the current time period. The term "constant year \$" refers to dollars of several years expressed in terms of their value ("purchasing power") in a single year.

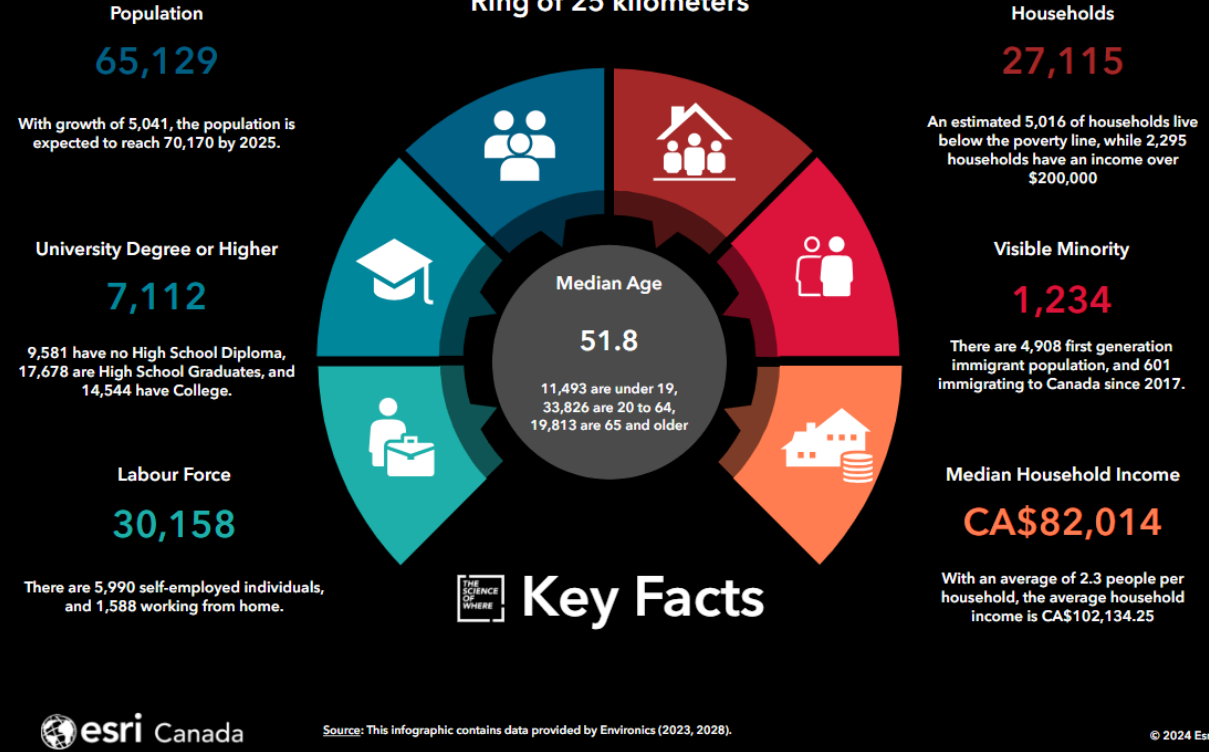
Source: Esri reports are based, in whole or in part, on: Selected Statistics Canada files; Environics Analytics acquires, processes and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM is a registered trademark of Claritas, LLC and is used with permission. Copyright ©2023 Environics Analytics.; Selected Data Axle Listings Data Computer File(s); Selected HERE Streetmap Premium Computer File(s); Copyright 2023 Esri.

County Rd 121, Kawartha Lakes, Ontario, K0M

7

County Rd 121, Kawartha Lakes, Ontario, K0M

Ring of 25 kilometers



COMMUNITY PROFILE

Welcome to Fenelon Falls, the 'Jewel of the Kawarthas' and home to Lock 34 on the Trent Severn Waterway. Filled with unique shops, dining experiences, landmarks and outdoor activities, this picturesque village offers activities to experience and enjoy in all seasons.

The people are friendly, warm and welcoming – embracing family values and country roots. Nestled amongst natural surroundings, the “Jewel” sparkles with geographical beauty, offering a waterfall, waterways, the gorge, and all that nature has to offer. Experience the beauty of the region by paddling on the pristine Cameron Lake, hiking on the 85-km Victoria Rail Trail, or experiencing a musical performance in the local outdoor amphitheatre.



REGIONAL MARKET OVERVIEW

The City of Kawartha Lakes was created on January 1, 2001 by an amalgamation of sixteen local municipalities formerly within Victoria County. In 2016, the City of Kawartha Lakes had a population of 75,423, representing a percentage change of 3.0% from 2011. The population in the Town of Lindsay in 2016 was 20,713. The City of Kawartha Lakes is approximately 115 kilometres (70 miles) northeast of the City of Toronto and approximately 40 kilometres northwest of the City of Peterborough. The Town of Lindsay is the main urban and administrative centre within the City of Kawartha Lakes. The City of Kawartha Lakes is situated east of the Regional Municipality of Durham and west of Peterborough County.

The City of Kawartha Lakes is accessible to all major transportation routes including Highways 401, 404 and 407, offering convenient access to cities and towns throughout southern Ontario. Highway 401 is 45 kilometres from the Town of Lindsay and 20 kilometres from the southern border of the City. Highway 401 is the major east-west expressway providing ready access to Toronto, Montreal, Hamilton and the Nation's other commercial and industrial centres. Furthermore, rail services including intermodal, bulk and refrigeration, are available through connections in Oshawa, the nearest station – a trucking distance of forty minutes from the City of Kawartha Lakes.

The Canadian National Railway Company (CN) and the Canadian Pacific Railway (CP) rail corridors cross south Oshawa, providing freight service and switching facilities on Canada's mainland corridors from Eastern Canada to Southwestern Ontario, Western Canada and the American mid-west through Buffalo, Detroit and Sarnia. A CP Rail corridor connecting Toronto and Peterborough crosses north Oshawa. Also, the Kawartha Lakes Municipal Airport, located just outside of the Town of Lindsay, in the City of Kawartha Lakes, is a Transport Canada certified airport with 24-hour radio operated lighting and provides access to key points throughout Ontario and beyond. The Oshawa Airport, a full-service commercial aviation facility, is within forty minutes of Kawartha Lakes, and Lester B. Pearson International Airport in Toronto is located 135 kilometres southwest of Kawartha Lakes.



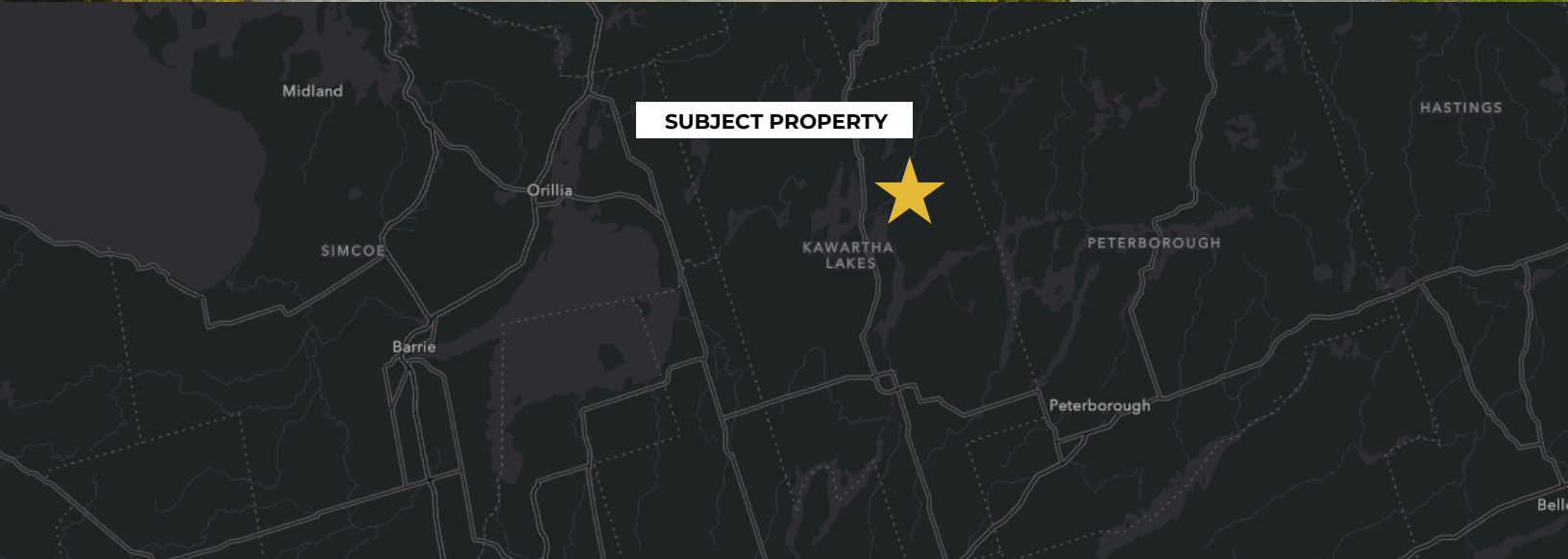
The median age in the City of Kawartha Lakes in 2016 was 51.2 years; this is nearly 3 years younger than the City was in the 2011 census. The percentage of the working age population (15 to 64) makes up 61.6% of the population in the City of Kawartha Lakes.

The population of the City of Kawartha Lakes is anticipated to grow over the coming years. During the 2006-2031 forecast period, the permanent population in the City of Kawartha Lakes is anticipated to increase from 78,000 in 2006 to 100,000 by 2031.

Kawartha Lakes is home to over 6,867 businesses, ranging from home-based enterprises to international manufacturers; between 2011 and 2016, the number of jobs in Kawartha Lakes grew by 10% or 2,550. Manufacturing and agriculture are the two largest sectors in the local economy. Companies that have chosen to locate in the City of Kawartha Lakes identified the cost of land, availability of labour and access to markets as being determining factors in their choice of location.

Manufacturing is a key sector in the City of Kawartha Lakes. Between 2011 and 2016, the number of manufacturing jobs grew by 34%. The industrial base is diverse and includes growing numbers of "niche" market manufacturers including steel fabrication, woodworking and automotive. Companies such as Crayola; Kawartha Dairy; Mariposa Dairy; Pickseed Canada Inc., known internationally for its forage and grass seeds and hybrid corn; Armada Toolworks, an automotive parts supplier; and T. S. Manufacturing Ltd. which produces wood and other materials handling equipment are a few of the exceptional companies in Kawartha Lakes.

Agriculture is also a major contributor to the City's economy. Beef cattle and dairy farming predominate with mixed livestock farming also playing a large role. The tourism industry within the City of Kawartha Lakes is a significant component of the City's economic wellbeing and the City is eager to grow this sector with the use of eco/nature tourism, education/learning vacations, sustainable development/resource conservation and maintaining healthy lifestyles. The City has also been experiencing growth in the retail sector, especially in the west end of Lindsay, where regional shopping facilities have been developed.



Have a vacant commercial property or thinking about buying or selling?



OUR TEAM OF CERTIFIED COMMERCIAL INVESTMENT MEMBERS CAN HELP.

 **SCHEDULE A CALL**



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