

FOR SALE - E/S Shurie Road | Smithville | ON

# ±35 AC RESIDENTIAL DEVELOPMENT LAND

*inside the Urban Area Boundary of Smithville, West Lincoln*



SUBJECT PROPERTY



Townline Rd

Shurie Rd

Shurie Rd

ASKING PRICE: **\$14,995,000**

**TAYLOR WILSON**, *Broker*

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# Listing Specifications



Location	East side of Shurie Road, West Lincoln
PIN/ ARN	460770496/ 260202000901500
Lot Size	±35 Acres
Frontage	±769.67 ft. along Shurie Road
Zoning	A - Agricultural
Official Plan	Residential
List Price	\$14,995,000
Taxes (2025)	\$3,423.16

- Comments
- Residential development land
  - Located inside the expanded Smithville, West Lincoln Urban Area Boundary
  - The EIS (Environmental Impact Study) works have progressed, resulting in an updated draft plan of subdivision
  - Finalizing reports and studies required for submission of the OPA/ZBA/Draft Plan application
  - Traffic Impact Study (TIS), Environmental Impact Study (EIS), Planning Report Servicing, and Stormwater Management (SWM) Report are well underway
  - The concept plan reflects progress following property staking with the Region and NPCA for the EIS
  - Once buffer setbacks from environmental features are determined, the plan will be updated to reflect non-developable areas
  - Next steps include preparing the final plan and finalizing studies for submission of: Block Plan Supplementary Submission, OPA/ZBA and Draft Plan applications



CONTACT:

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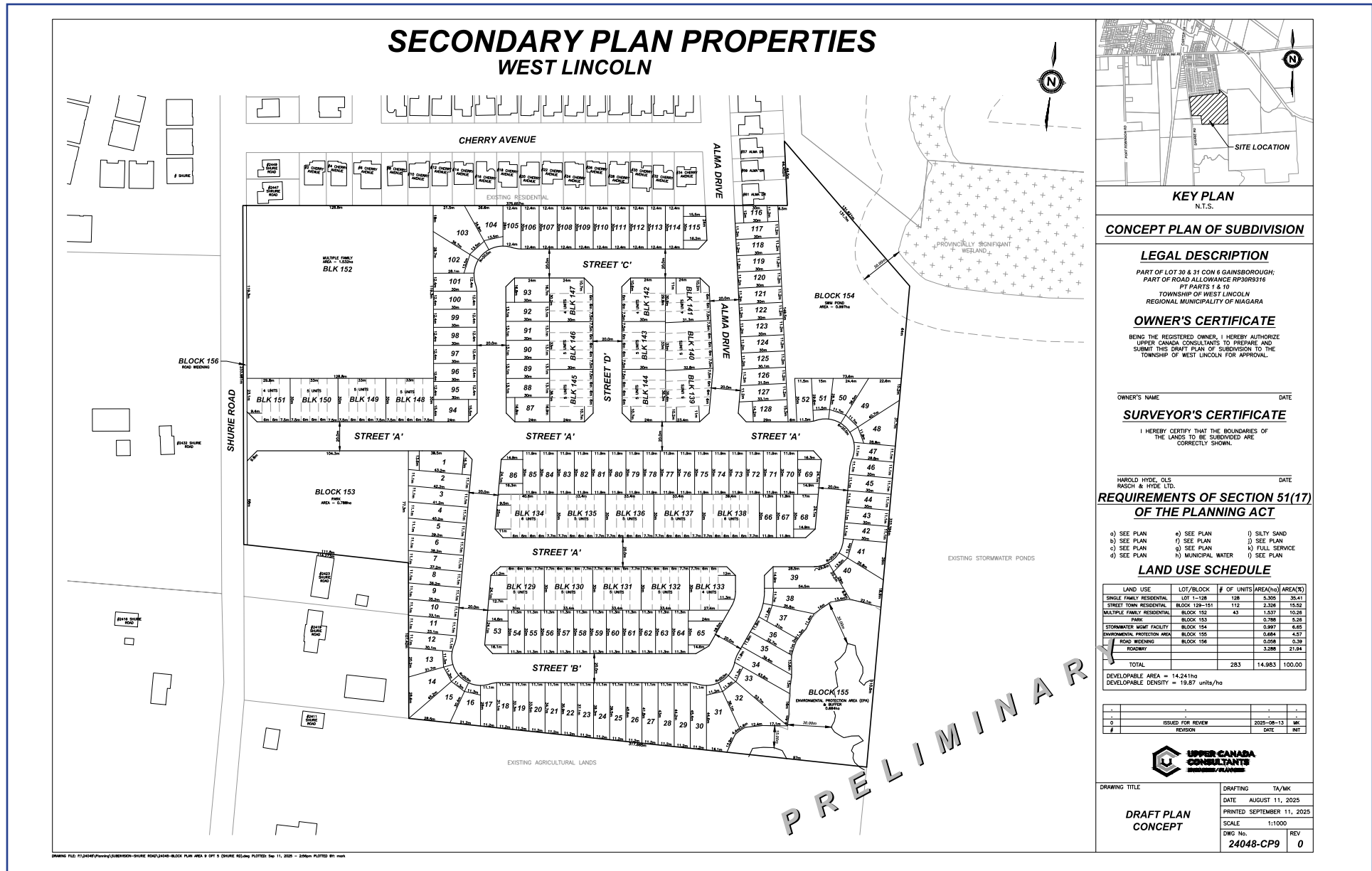
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# Aerial Photos

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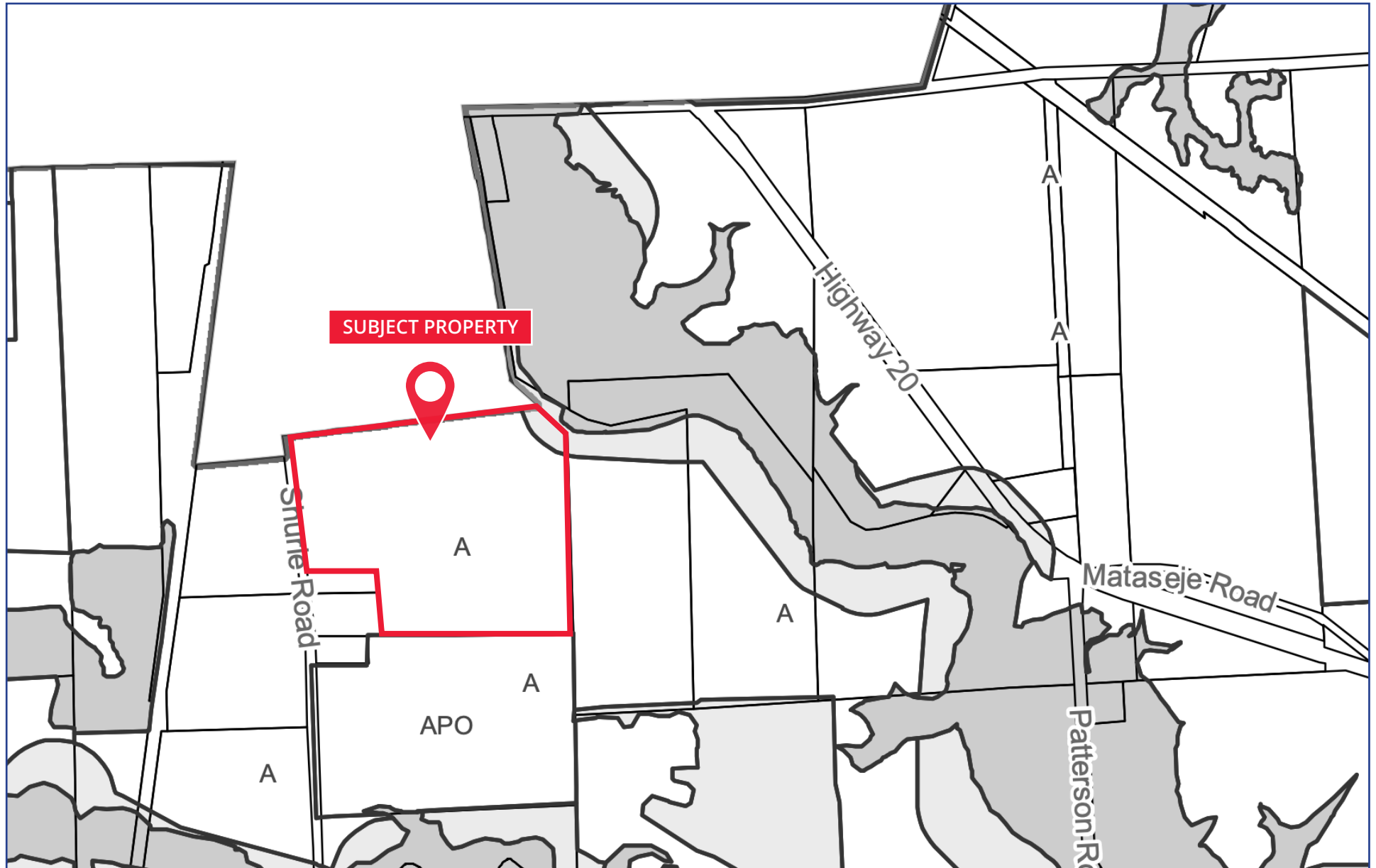


# Concept Plan



# A - Agriculture Zone

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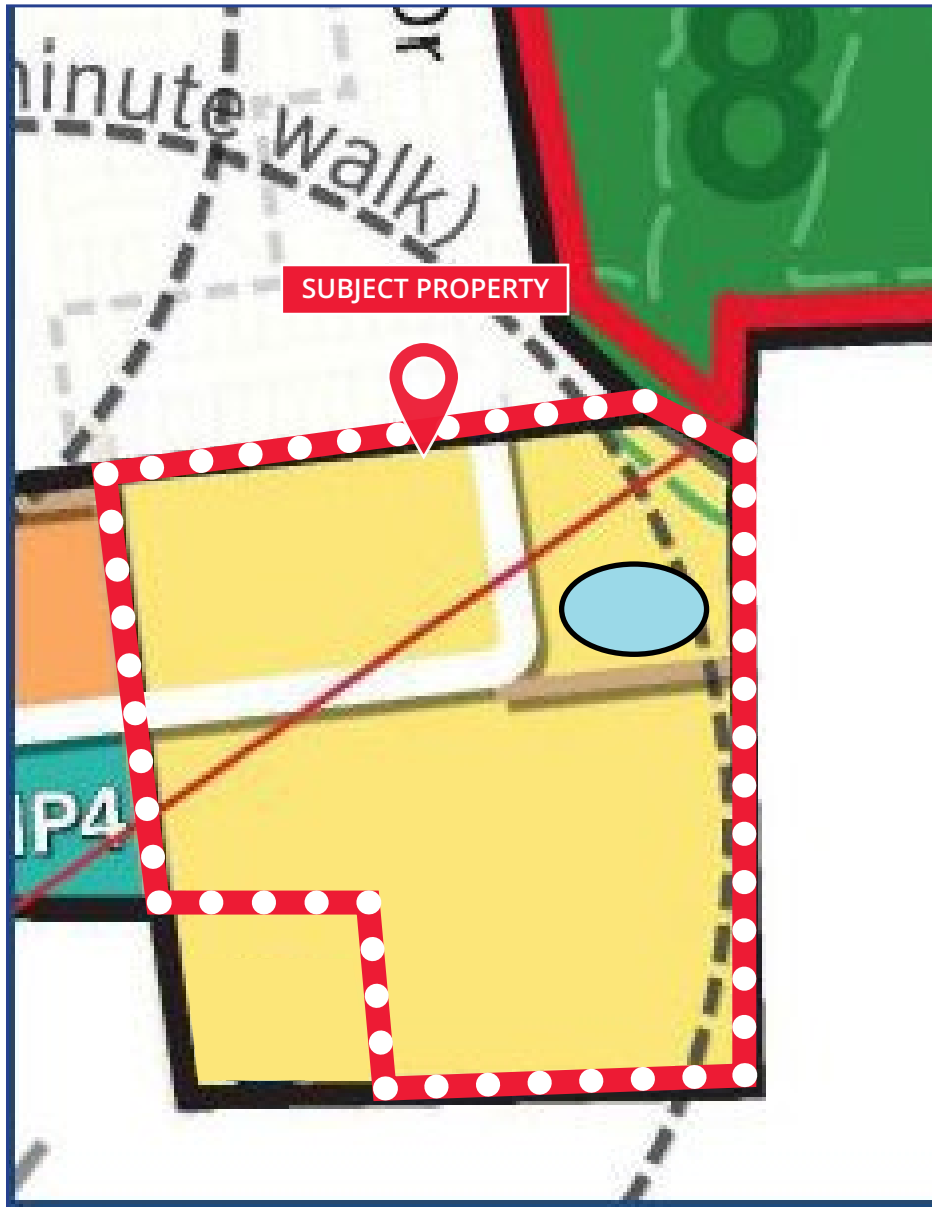


# Property Official Plan



## Approval of Township of West Lincoln Official Plan Amendments No. 62 and 63 - Planning and Economic Development Committee

PDS 11-2023 - Wednesday, April 5, 2023



\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026*

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## CONTACT:

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