

FOR SALE - 6114 TOWNLINE RD. | SMITHVILLE | ON

**±23 ACRES DEVELOPMENT LAND**  
inside the Urban Area Boundary of Smithville

SUBJECT PROPERTY

DEVELOPABLE AREA

ASKING  
PRICE: **\$12,000,000**

**TAYLOR WILSON**, *Broker*

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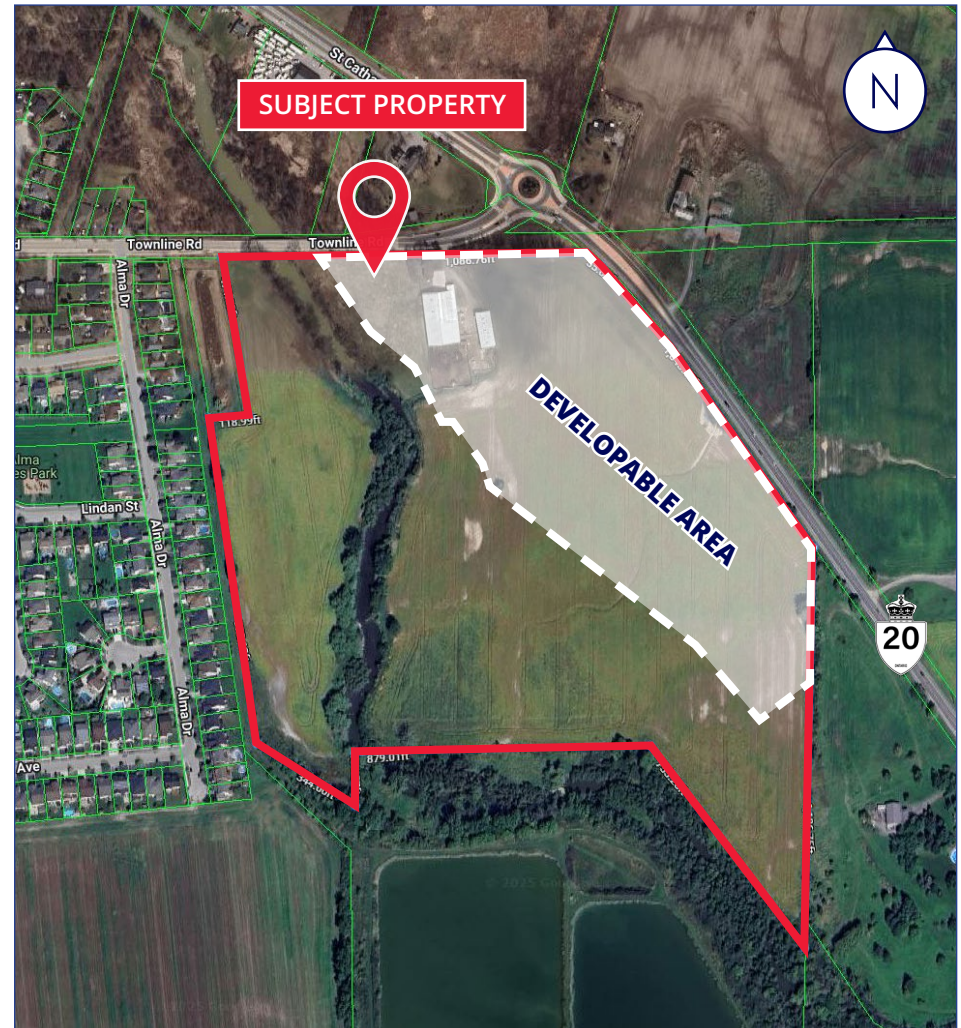


Accelerating success.

# Listing Specifications



Location	SW corner of Towline Road & Highway 20
PIN/ ARN	460770206/ 260202000922200
Lot Size	Total Area: ±55 Acres Developable Area: ±23 Acres
Frontage	±1,082.68 ft. along Towline Road ±767.72 ft. along Highway 20
Zoning	A - Agricultural EC - Environmental Conservation EP - Environmental Protection
Official Plan	Commercial, Open Space, and Natural Heritage
List Price	\$12,000,000
Taxes (2025)	\$3,968.60
Comments	<ul style="list-style-type: none"> <li>• Prime plaza site in Smithville</li> <li>• Requires a Servicing Plan, Zoning Amendment and Site Plan Amendment</li> <li>• West Lincoln has a servicing plan and developer would need to work together with Municipality and Region</li> <li>• Designated and supported by the municipality as one of Three (3) strategic commercial “nodes” within the Town of Smithville.</li> <li>• Multiple studies already completed by Municipality.</li> <li>• Lot Coverage 50% as per zoning</li> <li>• Will need input from Municipality and Region for access and egress</li> <li>• Planning Opinion Letter available from Upper Canada Consulting</li> <li>• Contact Taylor Wilson for further details</li> </ul>



CONTACT:

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# Aerial Photos

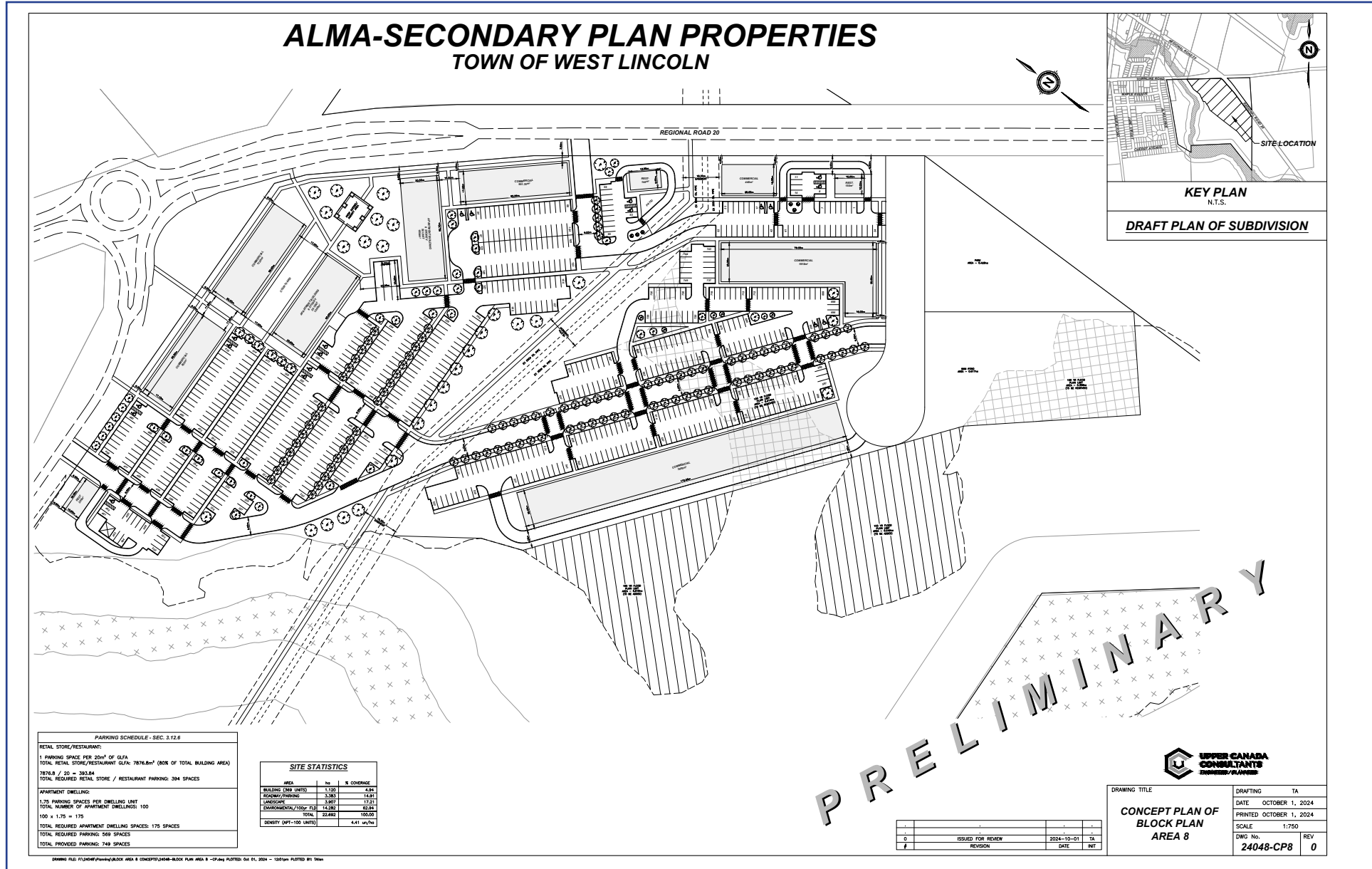
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# Concept Plan



## ALMA-SECONDARY PLAN PROPERTIES TOWN OF WEST LINCOLN



**KEY PLAN**  
N.T.S.

**DRAFT PLAN OF SUBDIVISION**

**PARKING SCHEDULE - SEC. 3.12.2**

RETAIL STORE/RESTAURANT:  
1 PARKING SPACE PER 20m<sup>2</sup> OF G.L.F.A.  
TOTAL RETAIL STORE/RESTAURANT G.L.F.A: 7876.8m<sup>2</sup> (BOX OF TOTAL BUILDING AREA)  
7876.8 / 20 = 393.84  
TOTAL REQUIRED RETAIL STORE / RESTAURANT PARKING: 394 SPACES

APARTMENT DWELLING:  
1.75 PARKING SPACES PER DWELLING UNIT  
TOTAL NUMBER OF APARTMENT DWELLINGS: 100  
100 x 1.75 = 175  
TOTAL REQUIRED APARTMENT DWELLING SPACES: 175 SPACES  
TOTAL REQUIRED PARKING: 569 SPACES  
TOTAL PROVIDED PARKING: 749 SPACES

SITE STATISTICS			
AREA	NO.	%	COMMENTS
BUILDING (S&P UNITS)	5,120		43%
ROADWAY/PARKING	2,387		19.8%
LANDSCAPE	2,907		24.1%
ENVIRONMENTAL/100% FILL	13,282		109.8%
TOTAL	12,296		100.0%
DENSITY (OPT-100 UNITS)			4.41 u/m <sup>2</sup>

**PRELIMINARY**

NO.	ISSUED FOR REVIEW	DATE	BY
0		2024-10-01	TA
1	REVISION	DATE	BY

**UPPER CANADA CONSULTANTS**  
ENGINEERS/PLANNERS

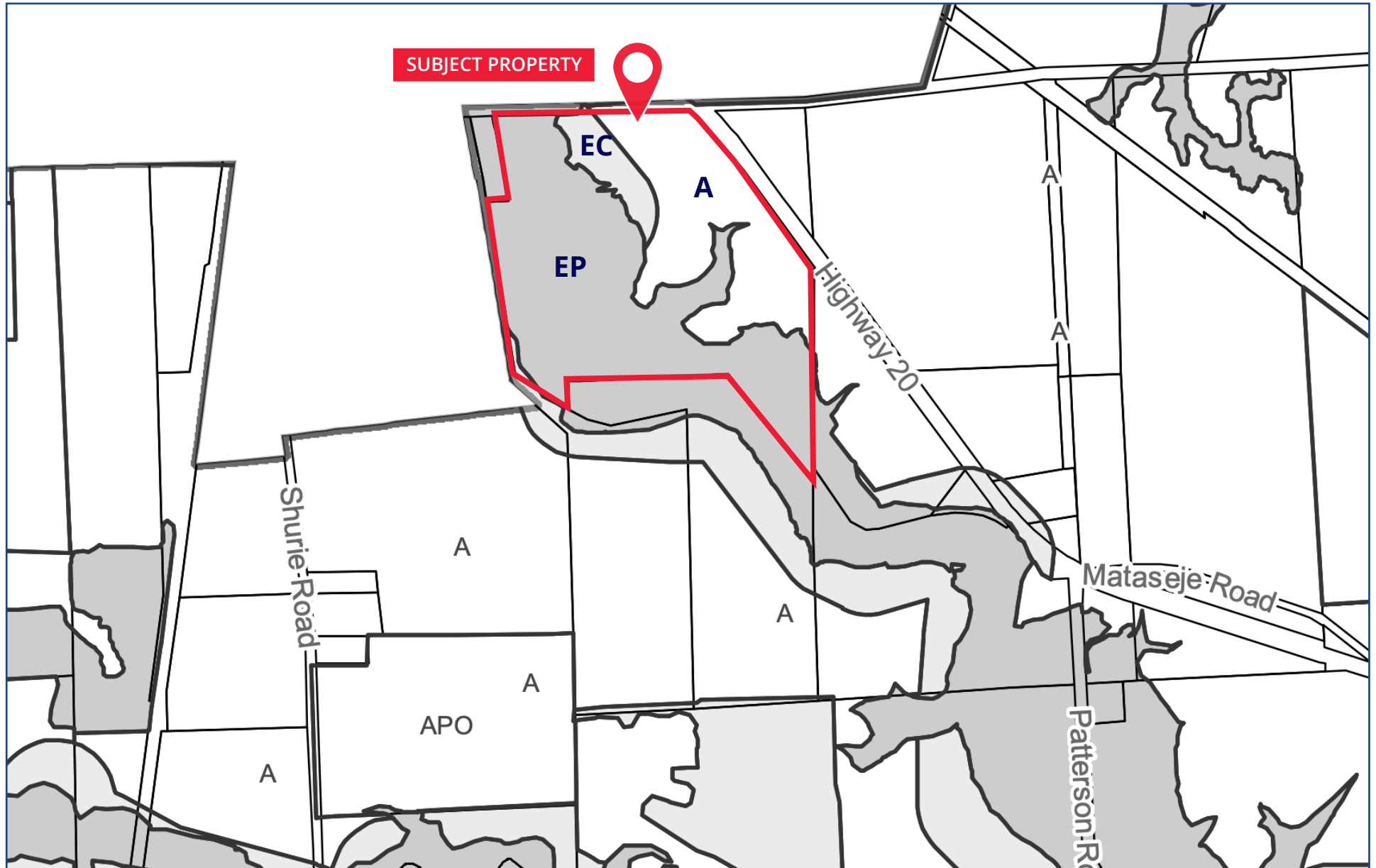
DRAWING TITLE: **CONCEPT PLAN OF BLOCK PLAN OF AREA 8**

DRAFTING	TA
DATE	OCTOBER 1, 2024
PRINTED	OCTOBER 1, 2024
SCALE	1:750
DWG. No.	24048-CP8
REV	0

ISSUING FILE: P:\24048\Planning\BLOCK AREA 8 CONCEPT\24048-BLOCK PLAN AREA 8 -CP.dwg PLOTTED: 04/10/2024 - 10:01am PLOTTED BY: 186m

# Property Zoning

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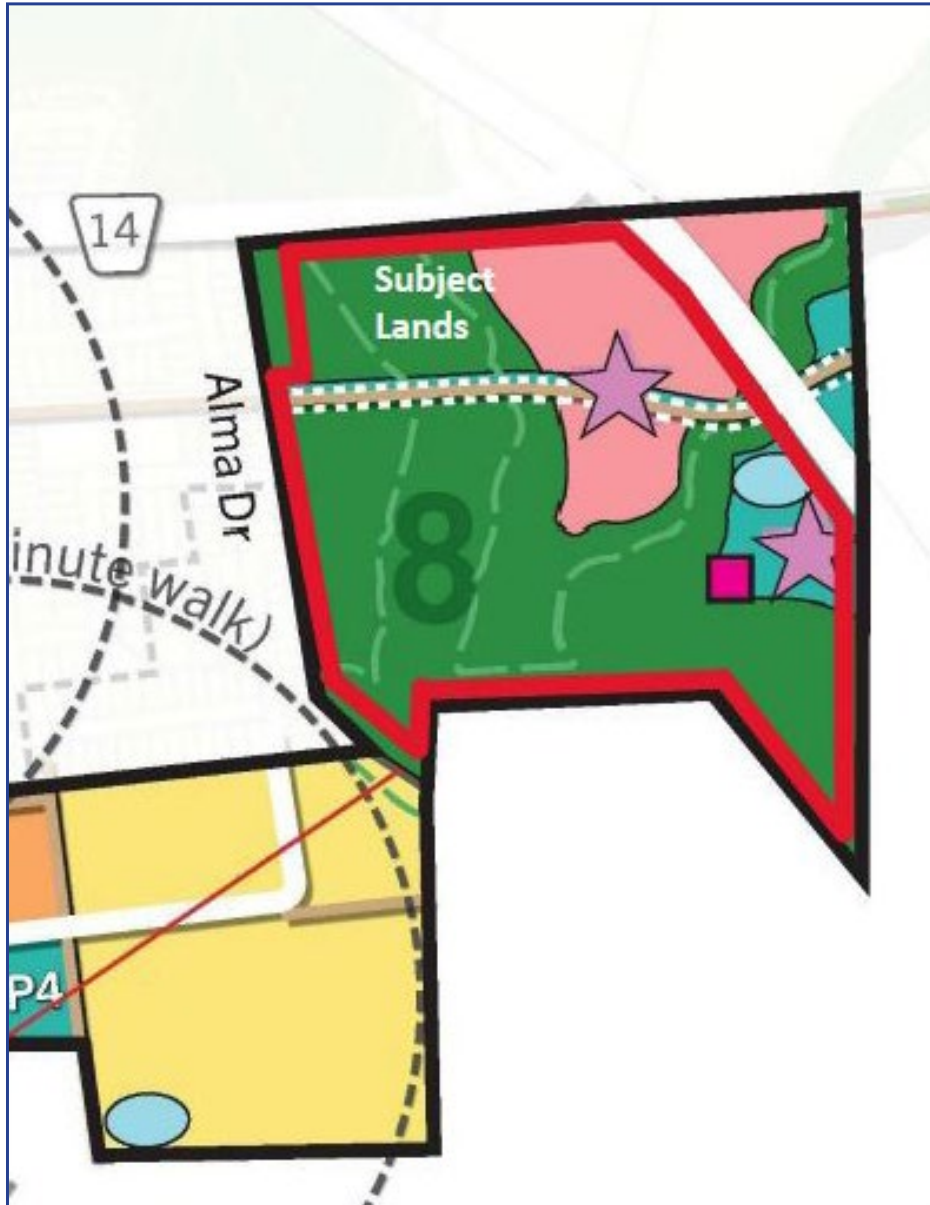


# Property Official Plan



## 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



\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated May 2025

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## CONTACT:

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