



LAND FOR SALE

13500 Innis Lake Road

Caledon, Ontario

49.68-acre property for sale presenting a rare and strategic opportunity to invest in future development land situated within Peel Region's designated Future Strategic Employment Area.

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**AVISON
YOUNG**

Offering overview

This 49.68-acre property in the Town of Caledon presents a rare and strategic opportunity for future development, situated within Peel Region’s designated Future Strategic Employment Area under the Official Plan. Ideally located just north of the proposed Highway 413 corridor, the site offers exceptional long-term connectivity and accessibility, making it highly desirable for early-phase investment and development. Importantly, the property lies outside the regulatory

boundaries of the Greenbelt, Oak Ridges Moraine, and Niagara Escarpment, simplifying the development process. The parcel also features a well-maintained 2,000 sf bungalow with a finished walk-out basement, along with a 3,000 sf outbuilding—adding immediate functional value and potential interim use.



49.68 acres
for sale



+/-44 acres
usable



A1 & EPA2
zoning



2,000 sf house



3,000 sf out building
with 16’x16’ door



\$18,000,000
asking price



Zoning overview

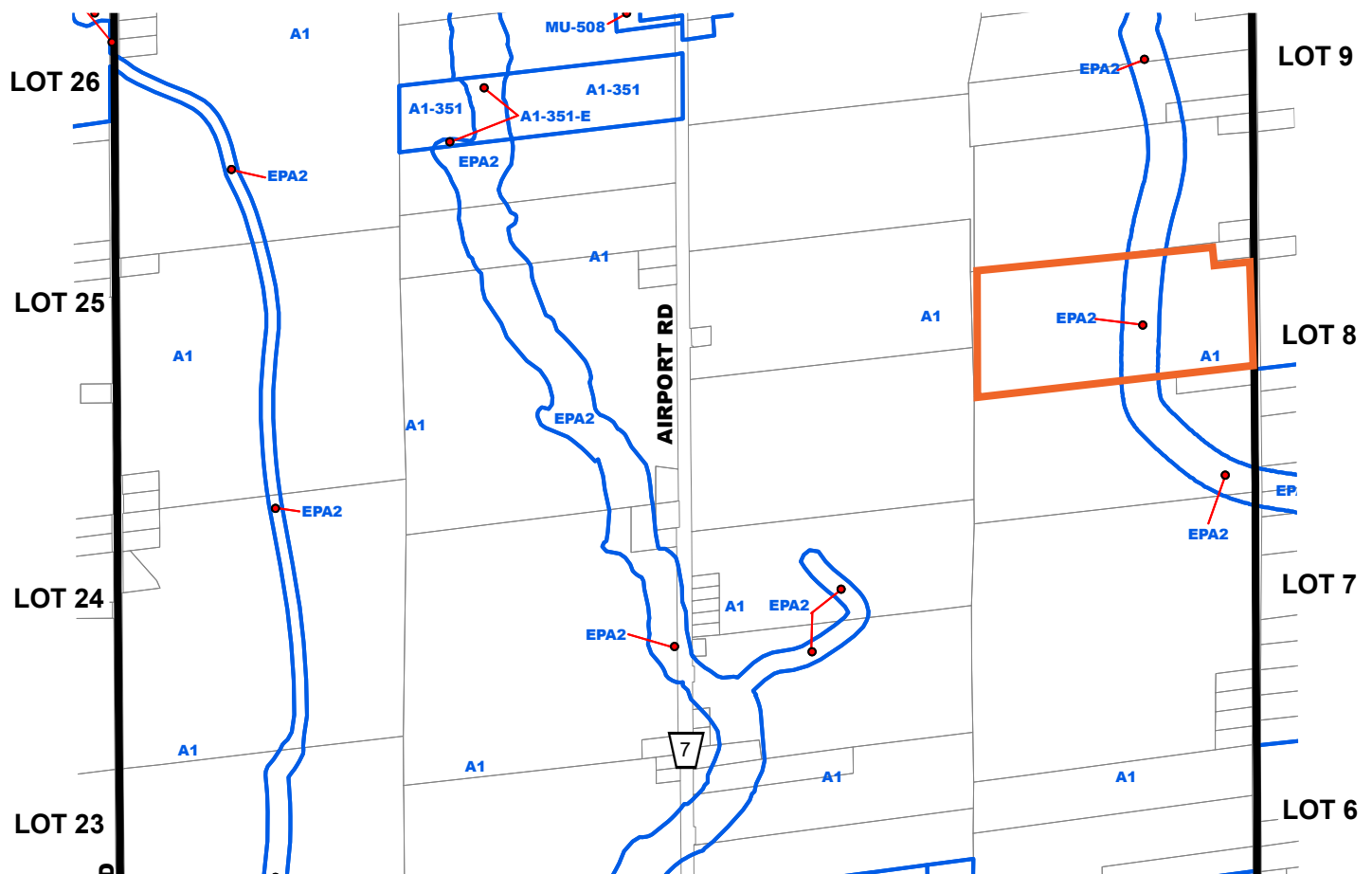
A1 permitted uses:

- Agriculture-related commercial use
- Agriculture-related industrial use
- Agri-tourism use
- Apartment, accessory
- Bed and Breakfast
- Bunkhouse, accessory
- Cannabis-related use-outdoor
- Dwelling, accessory
- Dwelling, accessory (ORM)
- Dwelling, detached
- Environmental management
- Farm-based alcohol production facility
- Farm equipment storage building
- Farm produce outlet, accessory
- Farm vacation home (ORM)
- Forest management

- Gasoline pump island, accessory
- Home occupation
- Industrial hemp-related use-outdoor
- Nursery, horticultural
- On farm diversified use
- Open storage, accessory
- Produce storage building

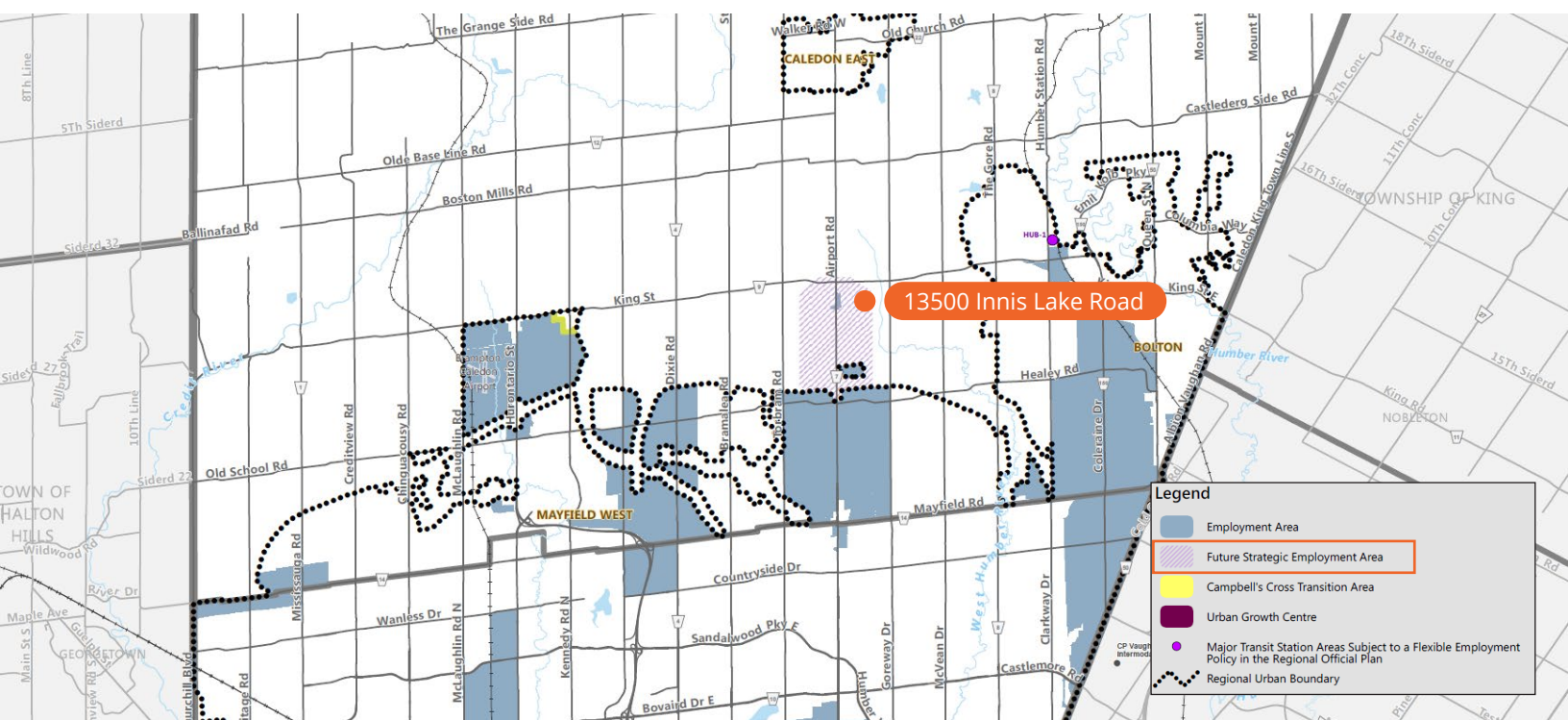
EPA2 permitted uses:

- Environmental management
- Farm, existing
- Forest management
- Recreation, non-intensive



5.8.52.2 Work in partnership with the Town of Caledon, the City of Brampton, adjacent municipalities, and the Province, to identify and protect the Future Strategic Employment Area to

Future Strategic Employment Area on Schedule E-4.



Region of Peel Official Plan - April 2022

Ministry of Transportation & Ministry of Energy and Mines requested public consultation on the Focused Analysis Area (FAA), related to the Highway 413 project, and Narrowed Area of Interest (NAI), related to the Northwest GTA Transmission Corridor. The proposed refinements to the FAA and NAI were finalized on May 2, 2025, with no changes resulting from the public consultation. Highway 413 Focused Analysis Area

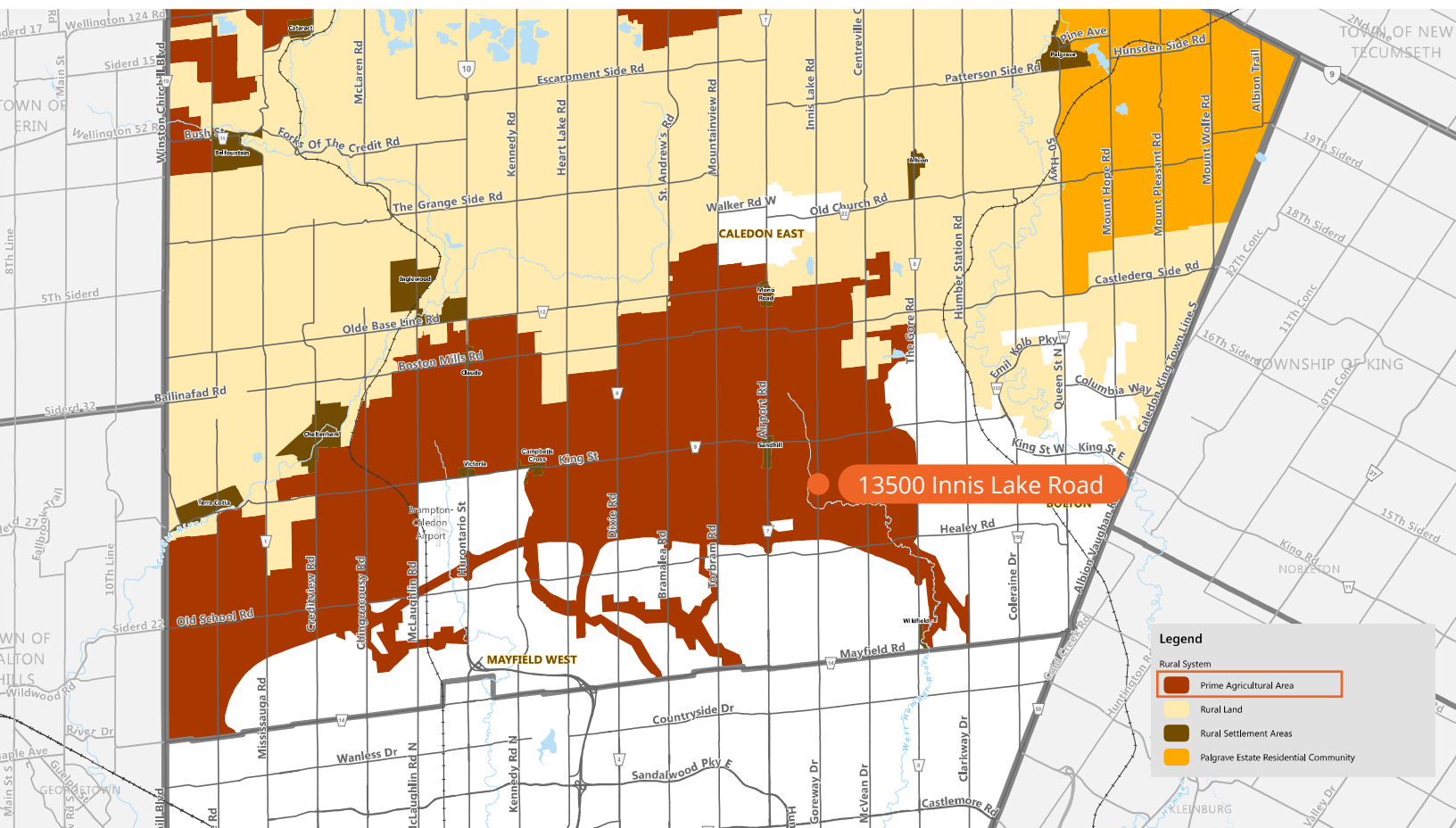
The proposed Highway 413 will be a 52 kilometre (km) provincial highway corridor extending from Highway 400 in the east (between Kirby Road and King-Vaughan Road) to the Highway 401/407 ETR interchange in the west connecting the regional municipalities of York, Peel, and Halton. The project includes a 4 km extension to Highway 410 and a 3 km extension to Highway 427 for a total of 59 km of highway expansion. This highway is expected to help manage traffic within the Greater Golden Horseshoe.

The Focused Analysis Area (FAA) is the zone surrounding the preferred alignment for the Highway 413. Properties within the FAA could be directly impacted by this transportation corridor.

The 2024 Draft Focused Analysis Area (FAA) for Highway 413 has been updated and finalized at the current phase of the project, to include targeted refinements, incorporating key design updates and environmental considerations. These adjustments were informed by ongoing preliminary design work and environmental and field studies, allowing for a better understanding of impacts and alignment with local infrastructure.

There is potential for further refinements to the Focused Analysis Area (FAA) as the Highway 413 project continues to progress.

The government is committed to balancing environmental protection with the need to support crucial infrastructure development that will benefit the economy. A description of studies completed detailing environmental impacts, proposed mitigation measures and a record of consultation will be published in an Environmental Impact Assessment Report (EIAR) and posted on the project website in accordance with the Highway 413 Act, 2024.

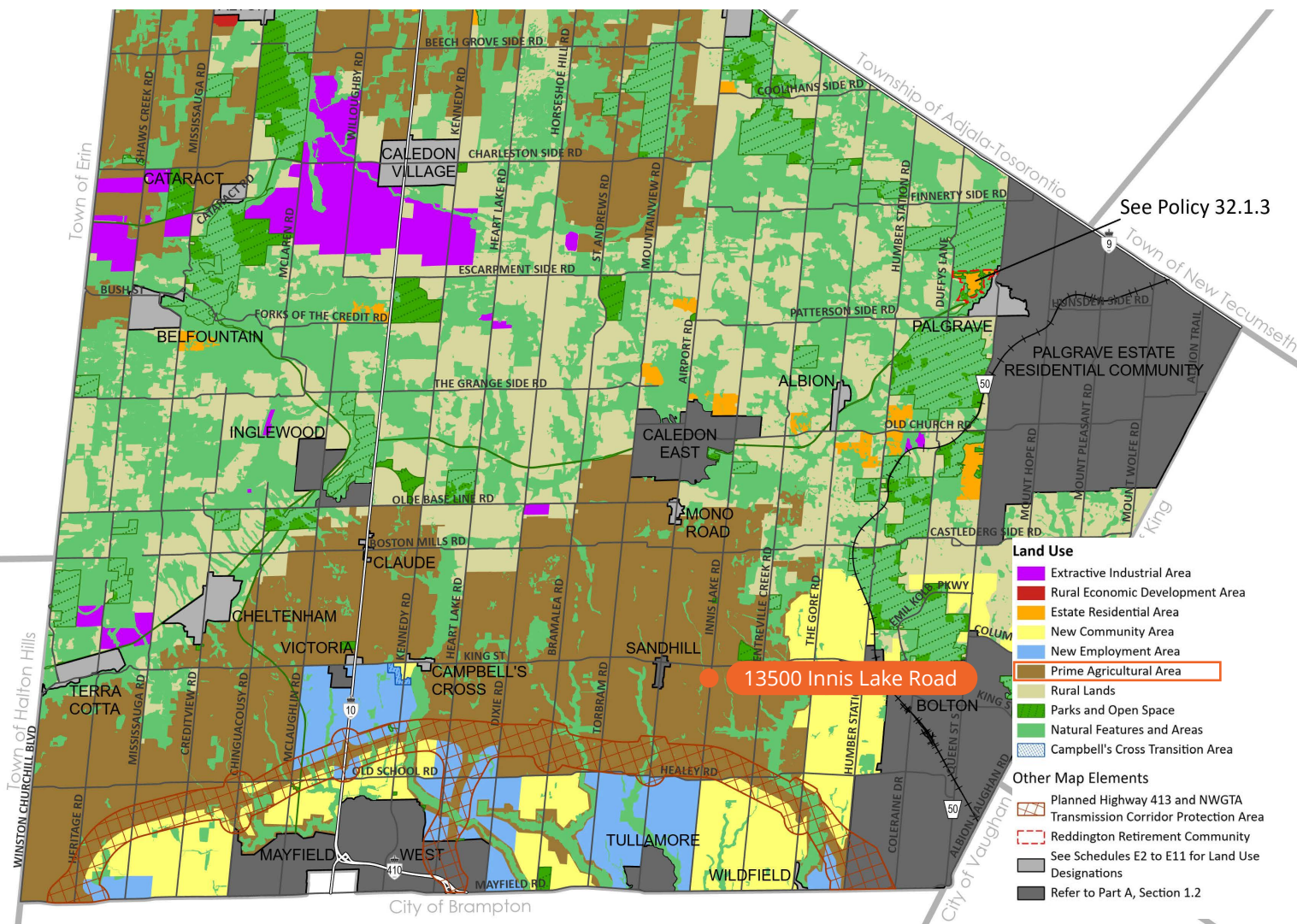


Future Caledon Official Plan - March 2024

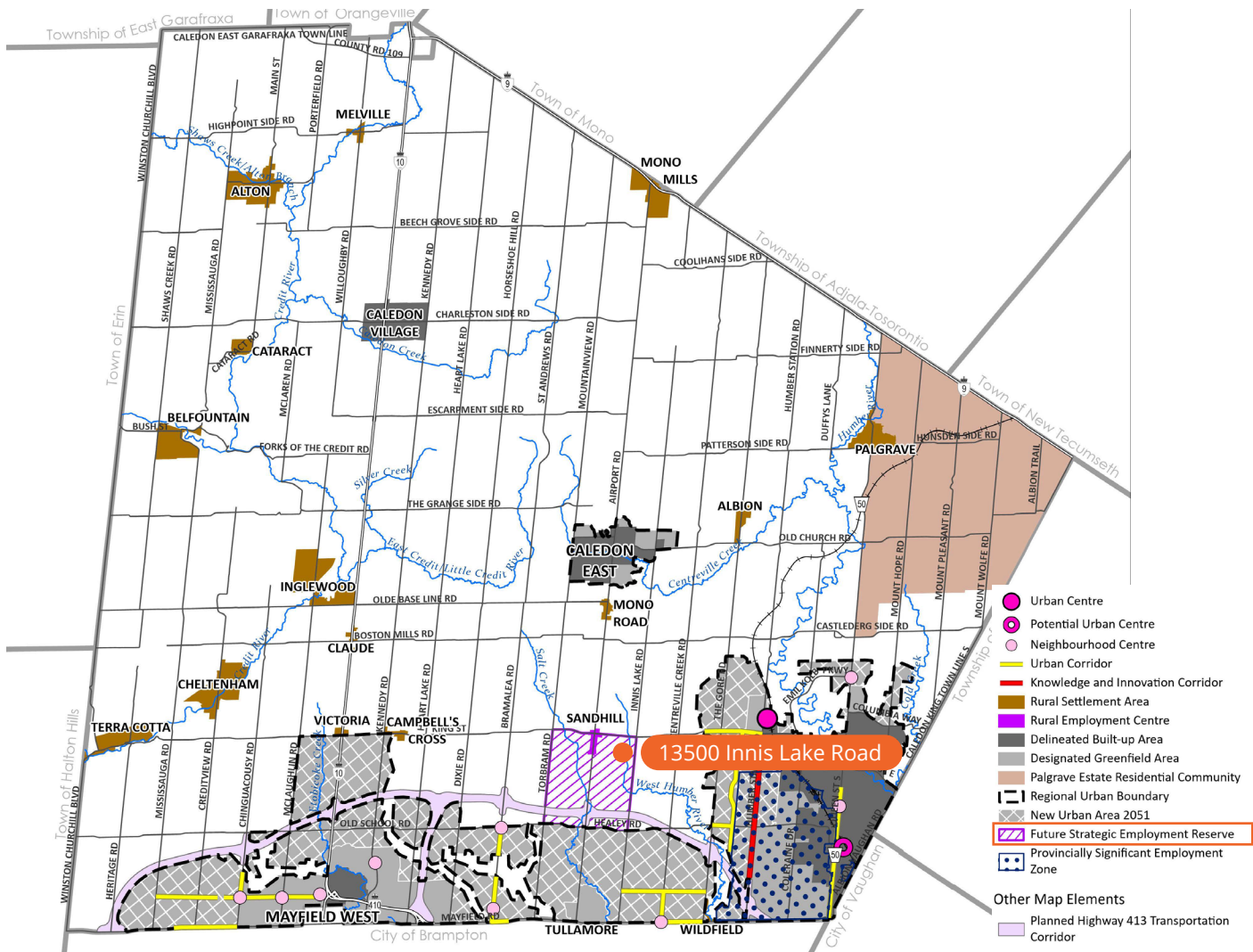
17.9.1 permitted uses

The following uses may be permitted in the Prime Agricultural Area designation as shown on Schedule B4, Land Use Designations, and Schedule E1, Rural system:

- i. Additional residential units in accordance with Section 17.6.1
- ii. Agricultural uses
- iii. Agricultural-related uses subject to Section 17.4
- iv. Animal kennels as an accessory use to a single detached dwelling on a non-farm property
- v. Bed and breakfast establishments on a non-farm property in accordance with Section 8.5
- vi. Conservation uses
- vii. Existing uses as defined in a Provincial Plan
- viii. Farm employee accommodation in accordance to Section 17.6.2
- ix. Garden suites
- x. Home industries as an accessory use to a single detached dwelling on a non-farm property in accordance with Section 8.5.2
- xi. Home occupations in accordance with Section 8.5.2
- xii. Additional needs housing on non-farm properties in accordance with Section 17.6.1
- xiii. On-farm diversified uses, subject to Section 17.5
- xiv. Single detached dwellings on existing lots



Town of Caledon Growth Management Map



23.4 Future Strategic Employment Area

23.4.1 Future Strategic Employment Area is not a land designation and confers no permitted uses. These lands are part of the Rural System unless otherwise noted.

23.4.2 The Town will identify and protect the Future Strategic Employment Area beyond the horizon of this Plan, for comprehensive study and assessment with respect to long-term planning for employment needs adjacent to or in the vicinity of future transportation infrastructure.

23.4.3 The Future Strategic Employment Area, as shown in Schedule B2, Growth Management, is strategically located in areas adjacent to or in the vicinity of future goods movement transportation corridors and transit infrastructure.

23.4.4 The Regional Urban Boundary can only be expanded to include Future Strategic Employment Areas through a Region of Peel Official Plan Amendment and municipal comprehensive review initiated by the Region.

Proposed Highway 413 map

**Highway 413 and Northwest GTA Transmission Corridor – FAA and NAI Update**

The Ministries of Transportation and Energy and Mines held public consultations on the Focused Analysis Area (FAA) for Highway 413 and the Narrowed Area of Interest (NAI) for the Northwest GTA Transmission Corridor. Proposed refinements were finalized on May 2, 2025, with no changes resulting from the consultation.

Highway 413 Focused Analysis Area

Highway 413 is a proposed 59 km provincial corridor connecting Highway 400 to the Highway 401/407 ETR interchange, with extensions to Highways 410 and 427. It aims to ease congestion in the Greater Golden Horseshoe and will pass through York, Peel, and Halton regions.

The FAA defines the zone around the preferred route where properties may be directly affected. The 2024 draft FAA has been refined and finalized to reflect updated designs and environmental studies. These changes support improved integration with local infrastructure and better understanding of environmental impacts.

Further FAA refinements may occur as the project advances. An Environmental Impact Assessment Report (EIAR) will outline completed studies, mitigation measures, and consultation records, and will be published under the Highway 413 Act, 2024.



Get more information

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