

126 acres - For Sale
VACANT LAND
FUTURE EMPLOYMENT USE

12506 Heart Lake Road
Caledon, ON



Get more information

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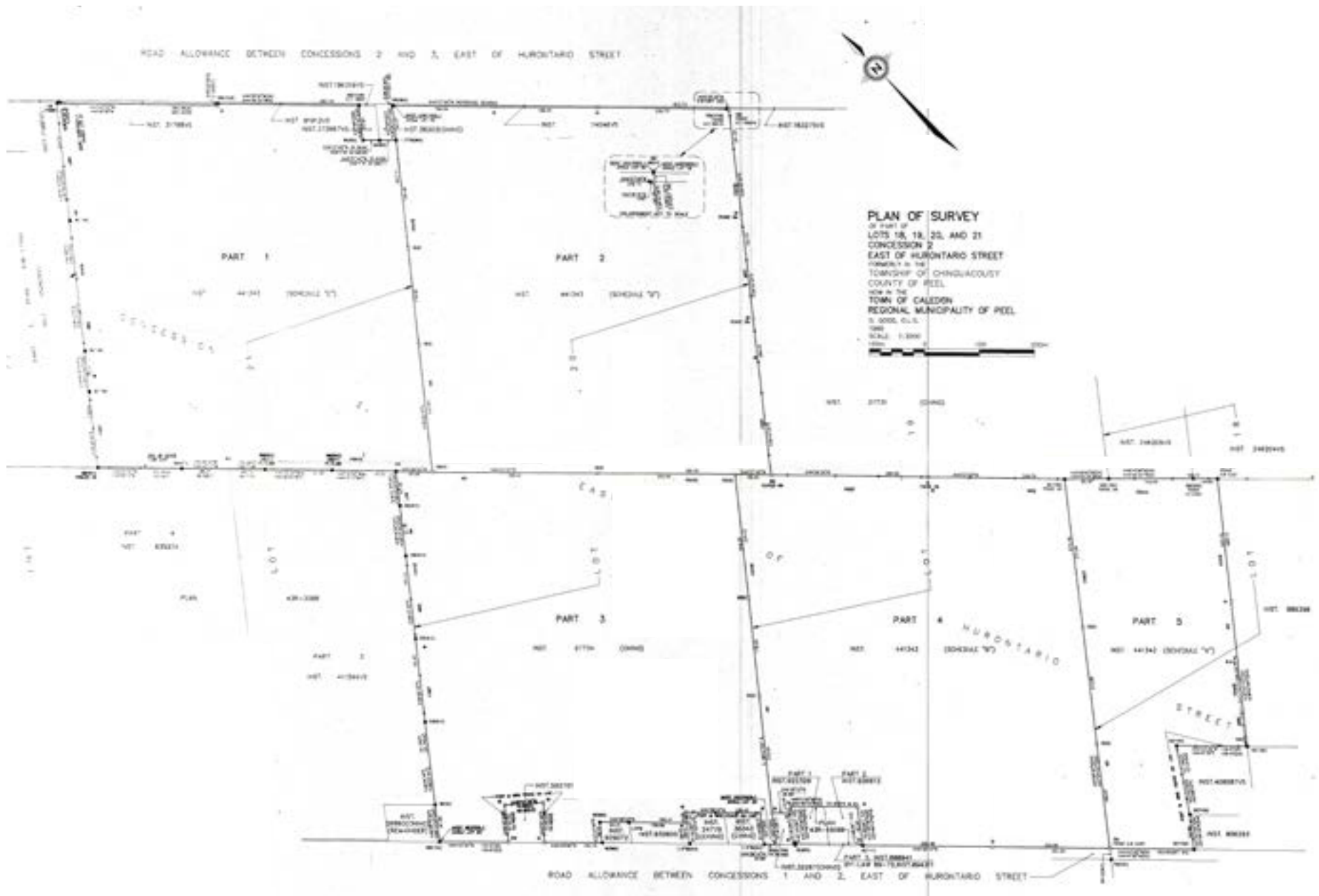
Site Details

Lot Size	126.00 acres
Official Plan Designation	Future Employment
Zoning	A - Agricultural
Legal Description	PT Lot 20 & PT Lot 21, Con 2 EHS (Ching) DES AS PTS 2 & 3, 43R34533 Except Part 1, 43R37613 & Part 1, 43R37614 Subject to an Easement in Gross Over PT 1 43R37112 as in PR2951802 Subject to an Easement in Gross Over PT 2 43R37613 as in PR3155228 Subject to an Easement in Gross Over PT 2 43R37614 as in PR3155228 Town of Caledon PT LT 20 CON 2 EHS Chinguacousy PTS 1, 2 & 3, 43R20767; Caledon

Asset Highlights

- Great development opportunity in the GTA West
- Prominent frontage/signage onto Heart Lake Road
- Ideally situated just north of Brampton
- Being a 1km drive to Highway 410 interchange provides excellent access to 400 series highways allowing many options for logistics and accessibility across the GTA
- Numerous development plans in immediate area
- Surrounded by a growing labour force

Plan of Survey



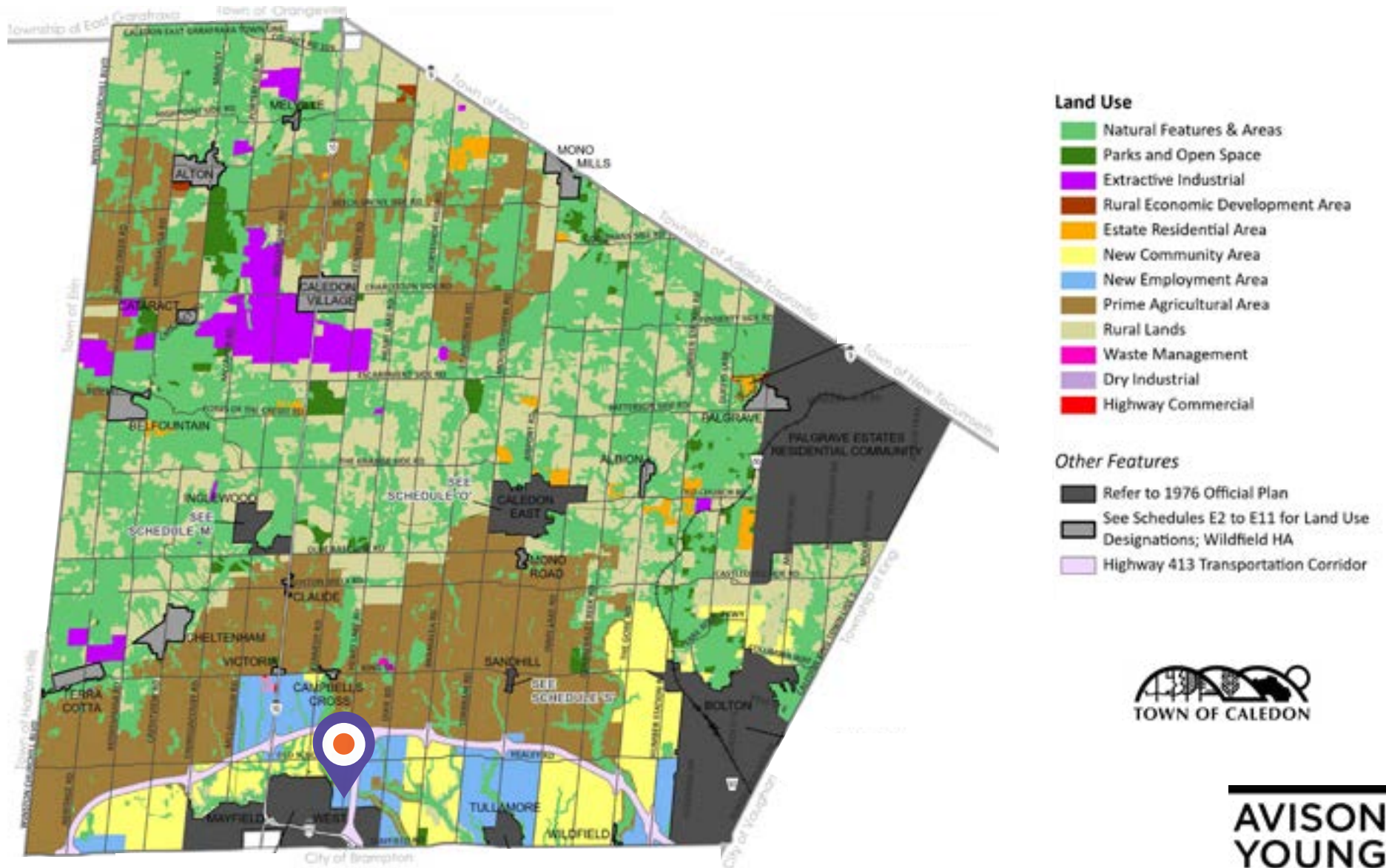
Aerial Photos



Draft Official Plan

Land Use Designation - New Employment Area

12506 Heart Lake Road, Caledon is currently zoned Agricultural but is designated as Employment Use under the Town or Caledon's Official Plan, Land Use Designations. All buildings and structures shall comply with the provisions, regulations and uses specified under the new Employment Area designation.



GTA West Multimodal Transportation Corridor, Highway 413

- Route Planning Study Area
- Preferred Highway Route
- Interchange Locations
- Potential Developable Area

Geography

Extending from Highway 401/407 ETR interchange in Milton (West); to Highway 400 in King City (East)

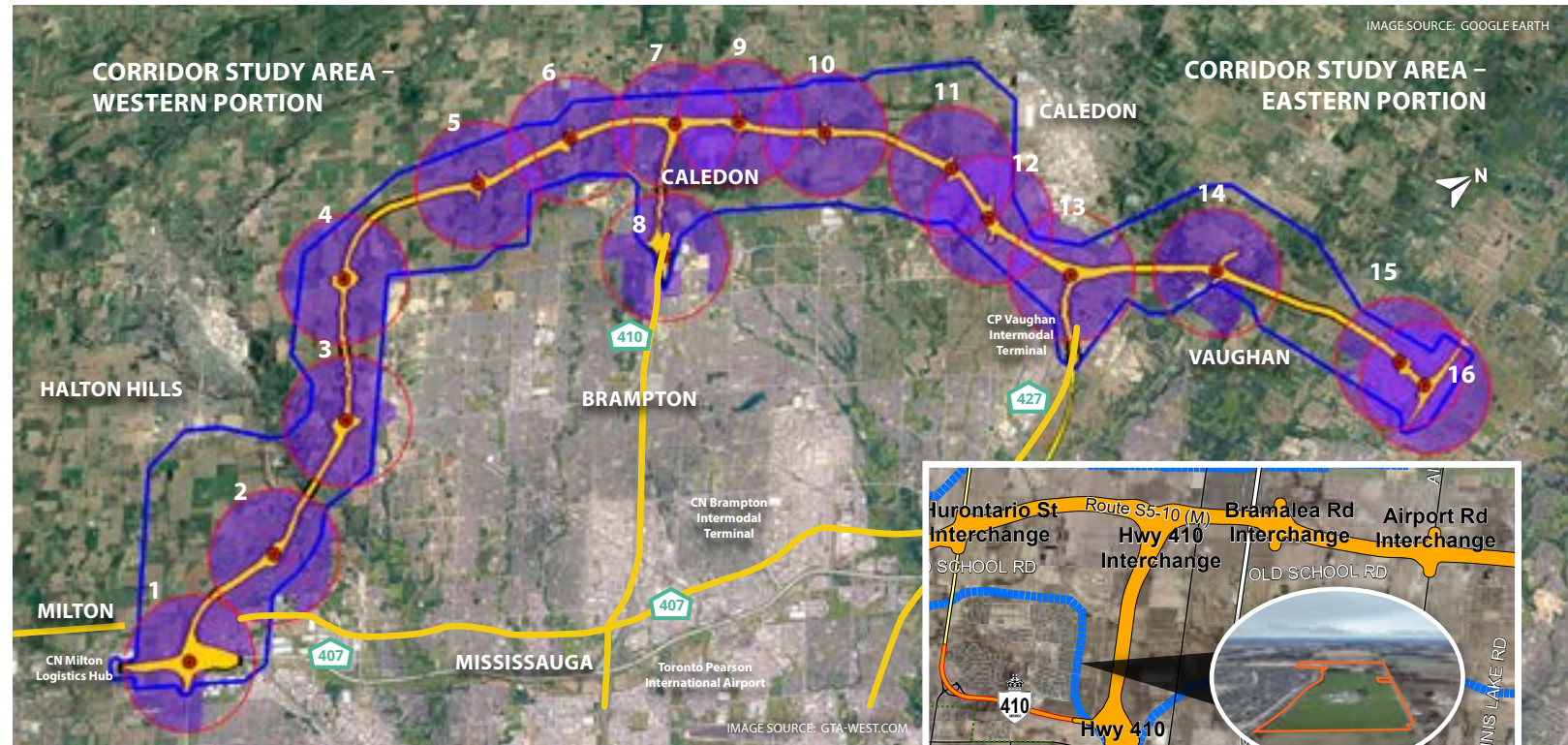
The Route

4-6 lane Highway, with freeway connections at Highways 401/407 ETR, 410, 427 and 400, covering approx. 50 km (16 interchanges). To include transitway to accommodate rapid bus transit / light rail systems and potential goods movement priority features.

Construction Timeline

MTO preparing Initial Project Description (IPD). After acceptance of IPD by Impact Assessment Agency of Canada (IAAC), initiate Planning Phase of Impact Assessment to include public review period, early 2024.

Construction to follow.



Plans for a new 400-Series Highway spanning Halton, Peel and York Regions aim to reduce travel times and support economic growth and job creation.

The proposal calls for several features to prioritize the movement of goods, helping to accommodate 'just in time' delivery (i.e. suppliers controlling inventory costs by reliably getting products to the customer just before the customer needs them). Features to include:

- Truck-only lanes
- Longer speed change (merge) lanes
- Combined truck/transit lanes. Truck use of high occupancy vehicle (HOV) lanes during off-peak hours
- Truck parking facilities
- Intelligent Transportation Systems (ITS) features, such as variable-message signs and real-time traveler information
- Enhanced design to accommodate Long Combination Vehicles
- Truck-only interchange ramps where warranted by truck volumes
- Enforcement features (automated weigh and inspection stations)

Neighbouring Developments



Corporate Neighbours



Great accessibility within the GTA.

Orangeville

Oshawa

Bow

27 MIN

CPKC Rail Vaughan Intermodal Yard



21 MIN

CN Rail Brampton Intermodal Yard



Caledon

Richmond Hill

Markham

45 MIN

Toronto Buttonville Municipal Airport



38 MIN

CN MacMillan Yard



27 MIN

Toronto Pearson International Airport



44 MIN

Toronto Union Station



401

20 MIN

401 via Mississauga Rd

27 MIN

CPKC Milton Yard



56 MIN

CN Hamilton Yard



55 MIN

CPKC Kinnear Yard



62 MIN

John C. Munro Hamilton International Airport

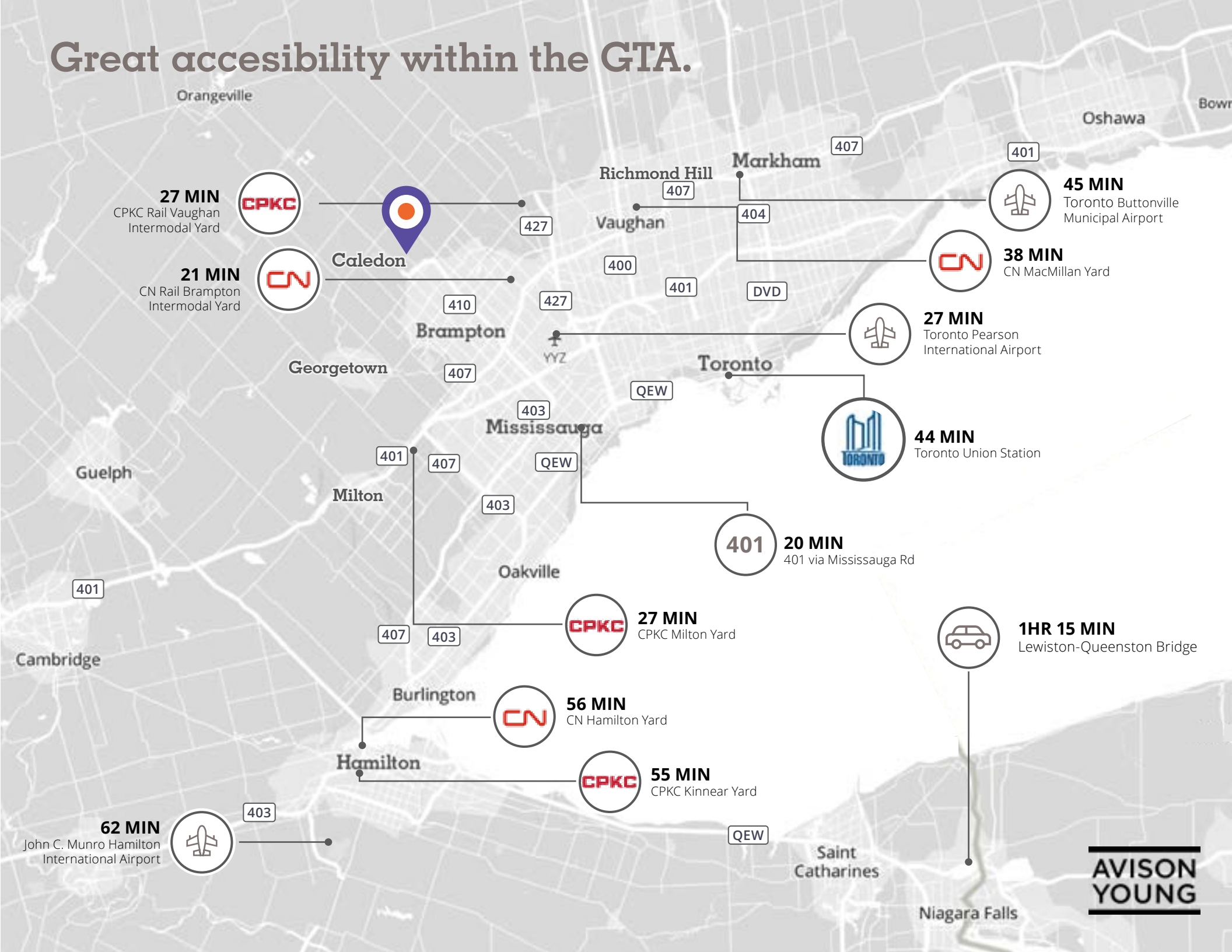


1HR 15 MIN

Lewiston-Queenston Bridge



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