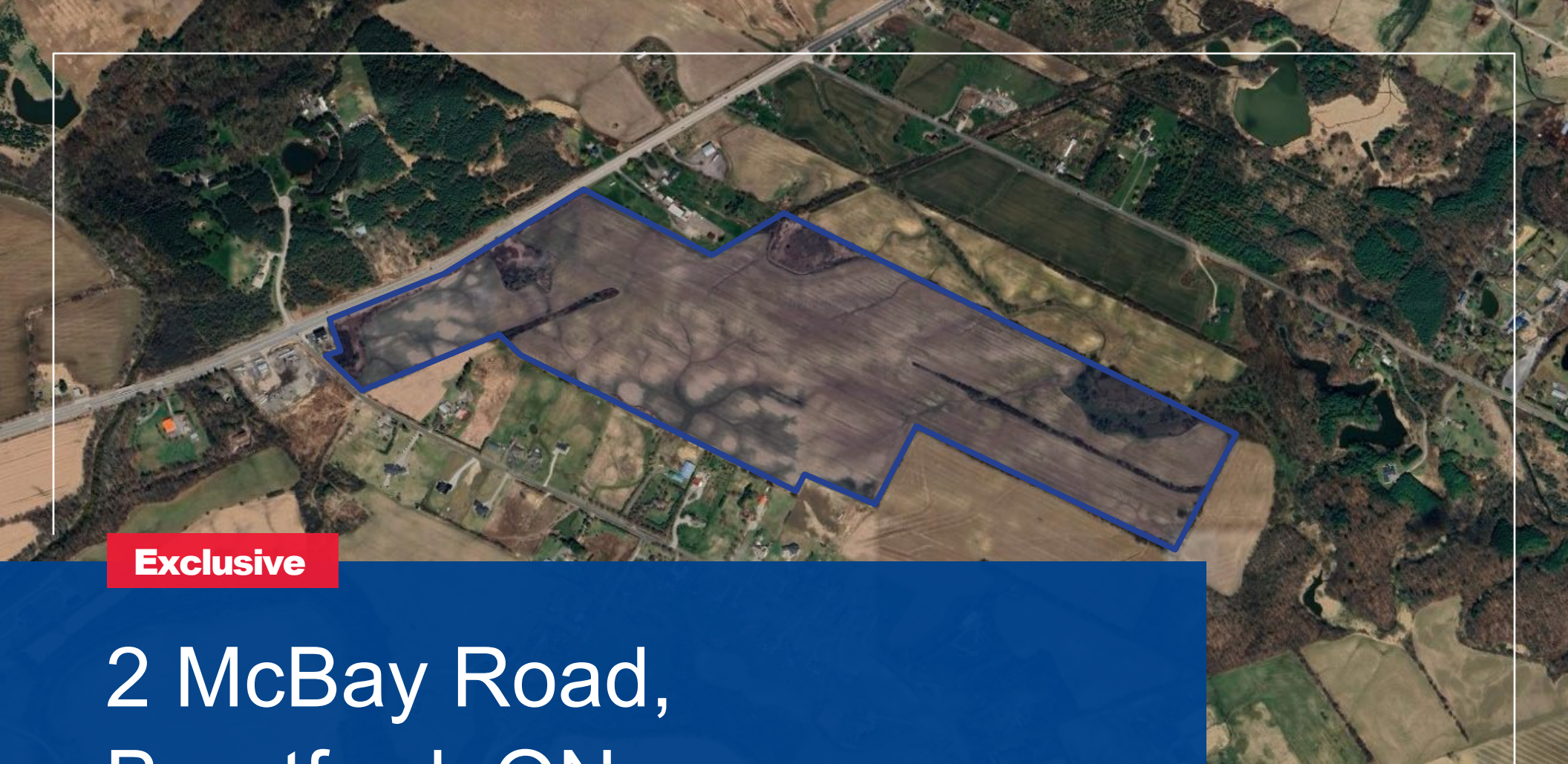




Exclusive

2 McBay Road, Brantford, ON

An exceptional opportunity to acquire approximately 153 acres in the County of Brant, with potential for future development.

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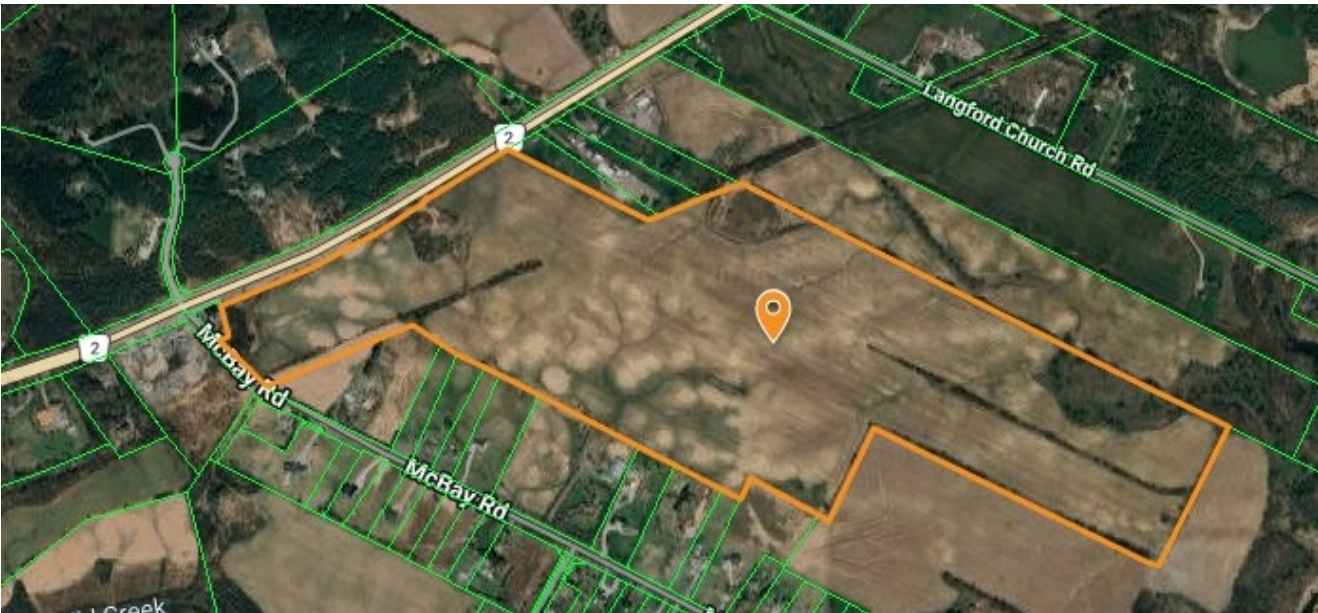
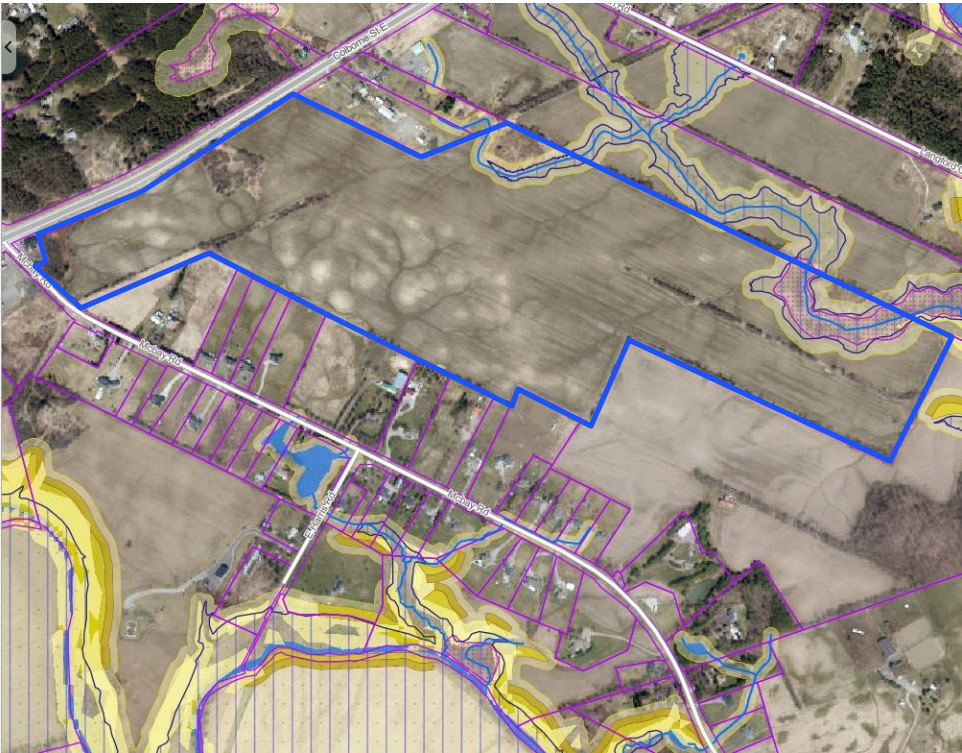
Colliers

Property Overview

This offering presents a contiguous 153.503-acre land holding positioned in the path of urban growth — a parcel of meaningful scale near critical highway infrastructure. The scale and location make this a prime development canvas, capable of supporting residential communities, industrial employment lands, or data center operations, securing an irreplaceable footprint. With 1,982.55 feet of frontage along Colborne St E and 394.03 feet along McBay Road, the property delivers the access, frontage, and acreage needed to support large-scale industrial, residential, or data center build-out.

Address	2 McBay Road, Brantford, ON
Land Area	153.503 acres
PIN	322290029
ARN	292000406007300
Official Plan	Agricultural Vegetation Protection Zone Natural Heritage
Zoning	Agricultural Natural Heritage
McBay Road Frontage	394.03 ft
Colborne St E Frontage	1,982.55 ft

- Legend
- Regulation Limit (GRCA)
 - Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
 - Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
 - Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Regulated Watercourse (GRCA)
 - Regulated Waterbody (GRCA)
 - Wetland (GRCA)
 - Lake Erie Flood (GRCA)
 - Lake Erie Shoreline Reach (GRCA)
 - Lake Erie Dynamic Beach (GRCA)
 - Lake Erie Erosion (GRCA)
 - Parcel - Assessment (MPAC/MNRF)



Zoning

Agricultural and Natural Heritage

Agricultural (A) Zone

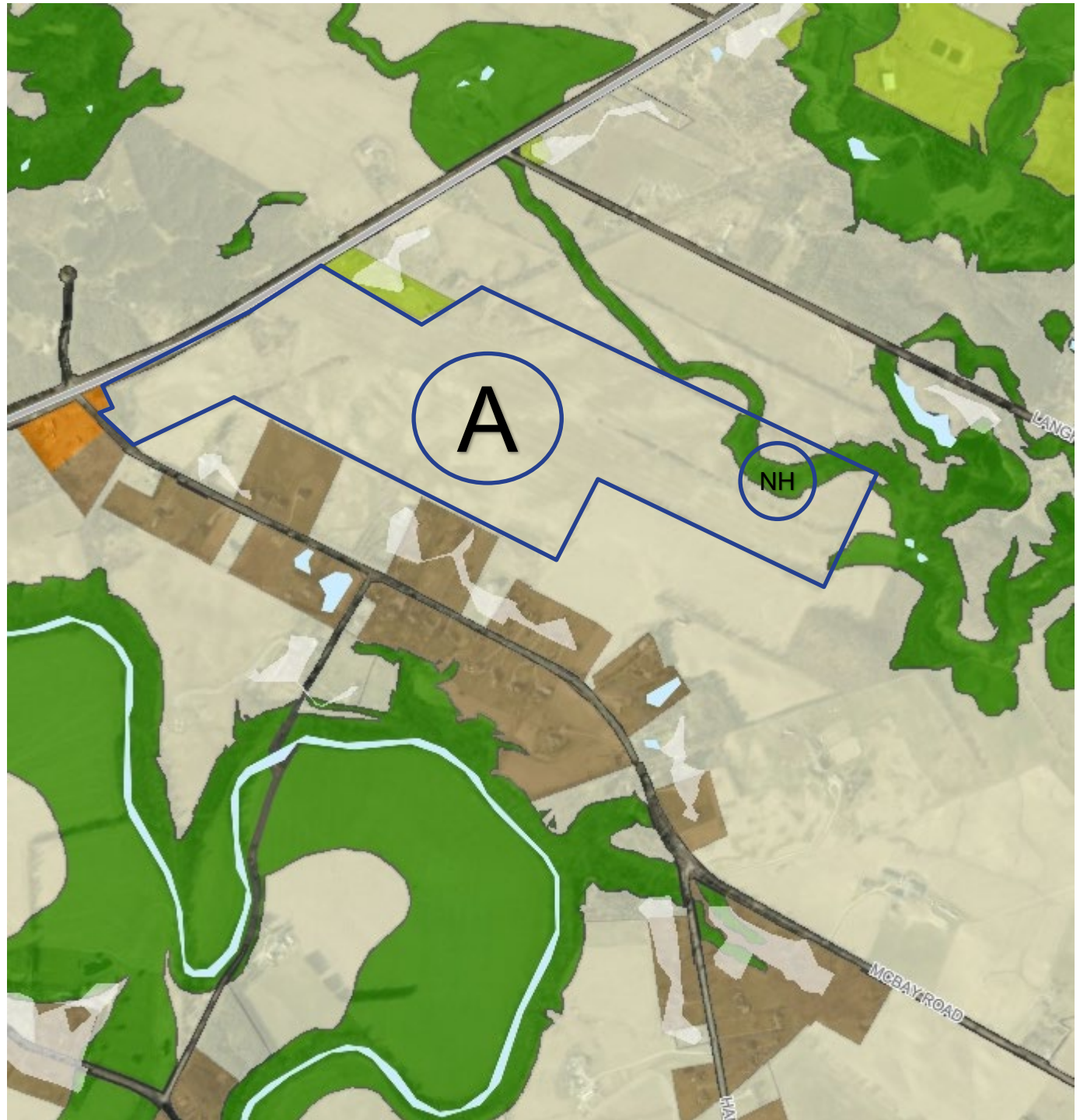
No person shall within any Agricultural (A) zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- Agricultural Use
- Agriculture-Related Use
- Cannabis Production and Processing
- Dwelling, Single Detached
- Farm Production Outlet
- Forestry Uses
- Greenhouse
- On-Farm Diversified Use

Natural Heritage (NH) Zone

No person shall within any Natural Heritage (NH) or Open Space (OS) zone, use any lot or erect, alter, or use any building or structure for any purpose except for one or more of the following uses.

- Agricultural Use
- Boat Dock
- Boat House
- Boat Ramp
- Conservation and Flood or Erosion Control Projects
- Forestry
- Public Park or Private Park
- Small-scale structures for passive recreational uses, including boardwalks, footbridges, fences, and picnic facilities
- Wildlife Management



Official Plan

The agriculture designation is made up of primarily farming activities, including agriculture, complimentary housing, agriculture-related, and on-farm diversified uses, all situated on varying sizes of lots. This designation prioritizes the protection and enhancement of a continuous and productive agricultural land base as a finite resource and the functional and economic importance of the agri-food network.

The County of Brant

Permitted Uses

Subject to the policies in this Plan and any applicable implementation By-Laws or guidelines, the following uses are generally supported on lands designated as

Agriculture:

- Normal farm practices and agricultural uses, including on-farm diversified uses.
- Agriculture-related uses.
- Residential uses, including additional residential units, home industries, and home-based businesses, provided either of the following is met:
 - The lot is a legally existing lot-of-record, and the dwelling complies with minimum distance separation formulae, and,
 - The dwelling is accessory to an agricultural or agriculture-related use.
- Petroleum resource operations and mineral aggregate operations, as an interim use.



Vegetation protection zones are not intended to interfere with normal farm practices and agricultural uses as part of a farming operation. Vegetation protection zones are not required to be maintained as natural self-sustaining vegetation if the land is and will continue to be used for passive agricultural uses (e.g. crops, livestock) provided that there are no new buildings or structures within the required vegetation protection zone.

Natural Heritage Feature and Areas - Features and areas, including wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and areas of natural and scientific interest.

Location Overview



Highway 403 Interchange

6 minutes



Hamilton Airport

20 minutes



HOPA Ports Land

30 minutes



Brantford City Center

8 km



Middleport Substation

12 km



Hamilton

20 km



Cambridge

35 km



Kitchener

55 km



Toronto

93 km



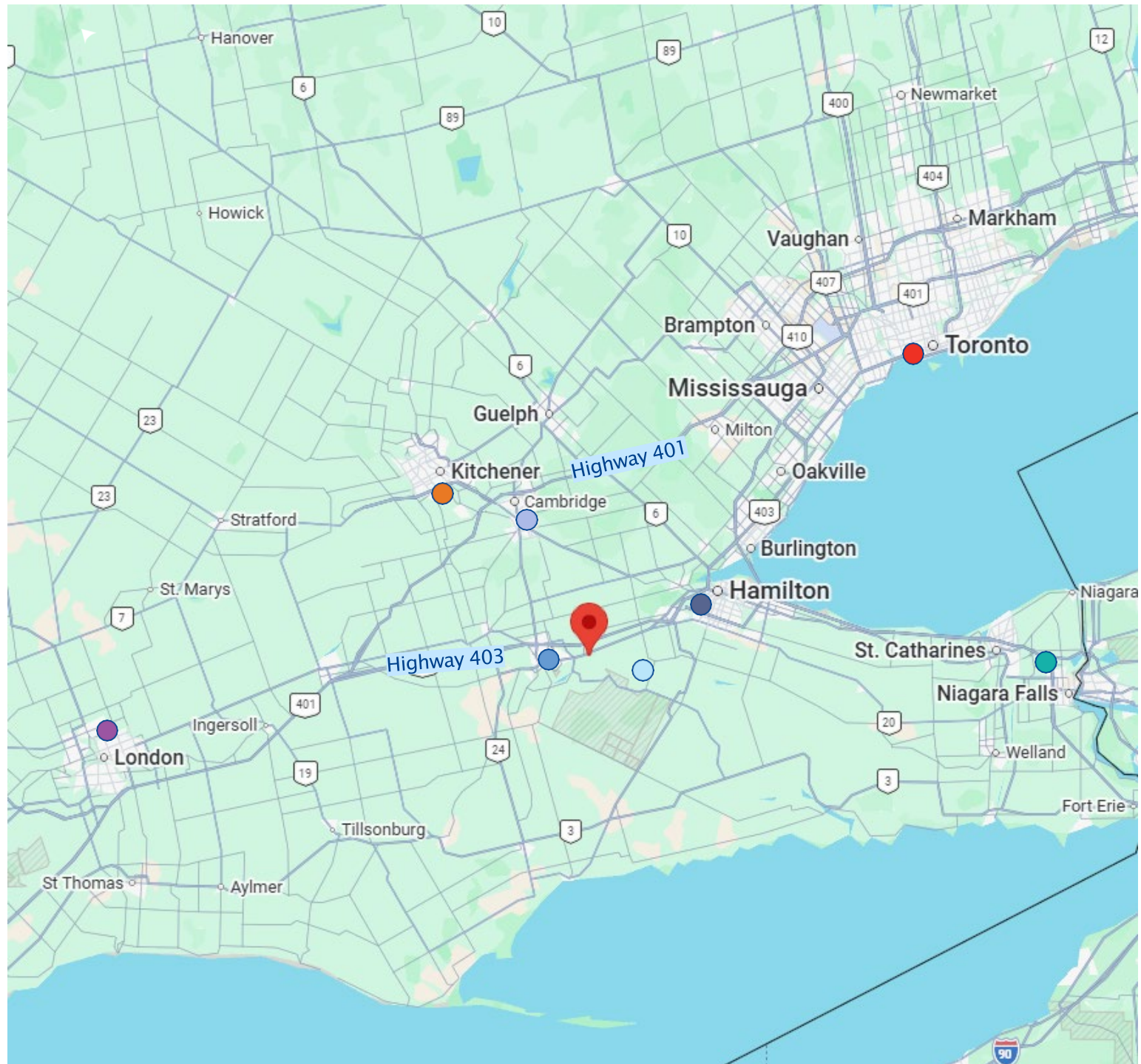
Niagara Falls

102 km



London

101 km



County of Brant Connectivity

2 McBay Road presents a strong potential servicing and connectivity profile that supports a wide range of future uses—from residential and industrial growth to data center operations.

- Falls within GrandBridge Energy's service area, where nearby feeders indicate available load capacity in the range of approximately 10+ MVA—suggesting a meaningful power starting point (to be confirmed with the utility).
- Located just 8 kilometers from Downtown Brantford, offering a strategic position with excellent access to regional infrastructure.
- Approximately 30 minutes from the Port of Hamilton, positioning 2 McBay Road near Ontario's largest port infrastructure and a major logistics hub for international trade and domestic supply chains.



Source: [Ontario Energy Board \(CCIM\)](#)



Internet Service Providers

Bell Internet

Bell Fibre

Bell Wireless

Rogers Internet

Rogers Wireless

Freedom Mobile Wireless

Telus Wireless

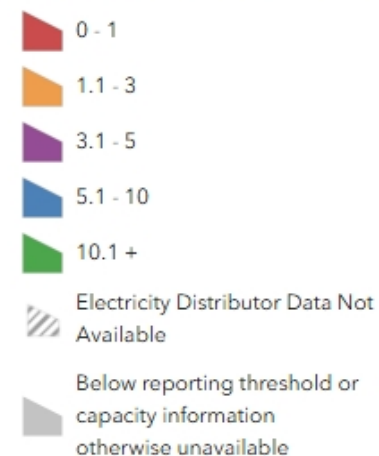
KWIC Internet Wireless

Source Cable Wireless

Xplore (Tower or Satellite)

Starlink (Satellite)

Available Load Capacity (MVA)



Ontario Canada



Invest in Ontario

A diverse population of more than 14 million, (and growing every year), Ontario is home to 40% of Canada's population and one of North America's largest jurisdictions, growing faster than Germany, the United States, France, Japan, and other countries.

Advanced Manufacturing

A global powerhouse in the manufacturing industry, Ontario boasts more than a century of automotive excellence and strengths in aerospace, advanced materials and chemicals, clean technology and computer and electronics. With its robust supply chain, global manufacturers are choosing Ontario to meet their complex business needs.

Technology

Ontario is North America's second-most concentrated technology cluster. The world's largest tech leaders are here to create, innovate and develop solutions to challenges in AI, robotics, high-tech manufacturing, software, and clean technology.

Life Sciences

Access a diverse and highly skilled ecosystem of innovation and talent. Operate amongst top-ranked academic institutions and leading manufacturers in biopharma, vaccines, digital health, medical technology and pharmaceutical.

Source: <https://www.investontario.ca/>



Invest in Canada

With a population of 37.9 million people, Canada is the OECD's second most highly educated country, with 2.8+ million STEM graduates. As the 10th largest economy in the world, Canada saw an 18.6% FDI increase in 2019 and that continues to grow due to Canada's global market access, low business costs, and reduced risks.

Home to the world's most educated workforce, Canada's talent pool is diverse, committed and highly skilled. Canadian workers bring new ideas, push boundaries and set a global standard for excellence.

Canada's focus on science, technology, engineering and math (STEM) underpins our culture of innovation and bolsters our reputation as a world leader in R&D.

Why Canada

- Talented workforce
- Global market access
- Sustainability
- Stability
- Competitiveness

Source: <https://www.investcanada.ca/>



[View Online Listing](#)

[Reco Information Guide](#)

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