

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

# ±35 AC RESIDENTIAL DEVELOPMENT LAND

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



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

**TAYLOR WILSON**, *Broker*

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# Listing Specifications

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|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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      | <ul style="list-style-type: none"><li>• Residential development land</li><li>• Located inside the expanded Smithville, West Lincoln Urban Area Boundary</li><li>• The EIS (Environmental Impact Study) works have progressed, resulting in an updated draft plan of subdivision</li><li>• Finalizing reports and studies required for submission of the OPA/ZBA/Draft Plan application</li><li>• Traffic Impact Study (TIS), Environmental Impact Study (EIS), Planning Report Servicing, and Stormwater Management (SWM) Report are well underway</li><li>• The concept plan reflects progress following property staking with the Region and NPCA for the EIS</li><li>• Once buffer setbacks from environmental features are determined, the plan will be updated to reflect non-developable areas</li><li>• Next steps include preparing the final plan and finalizing studies for submission of:<br/>Block Plan Supplementary Submission, OPA/ZBA and Draft Plan applications</li></ul> |



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# Aerial Photos

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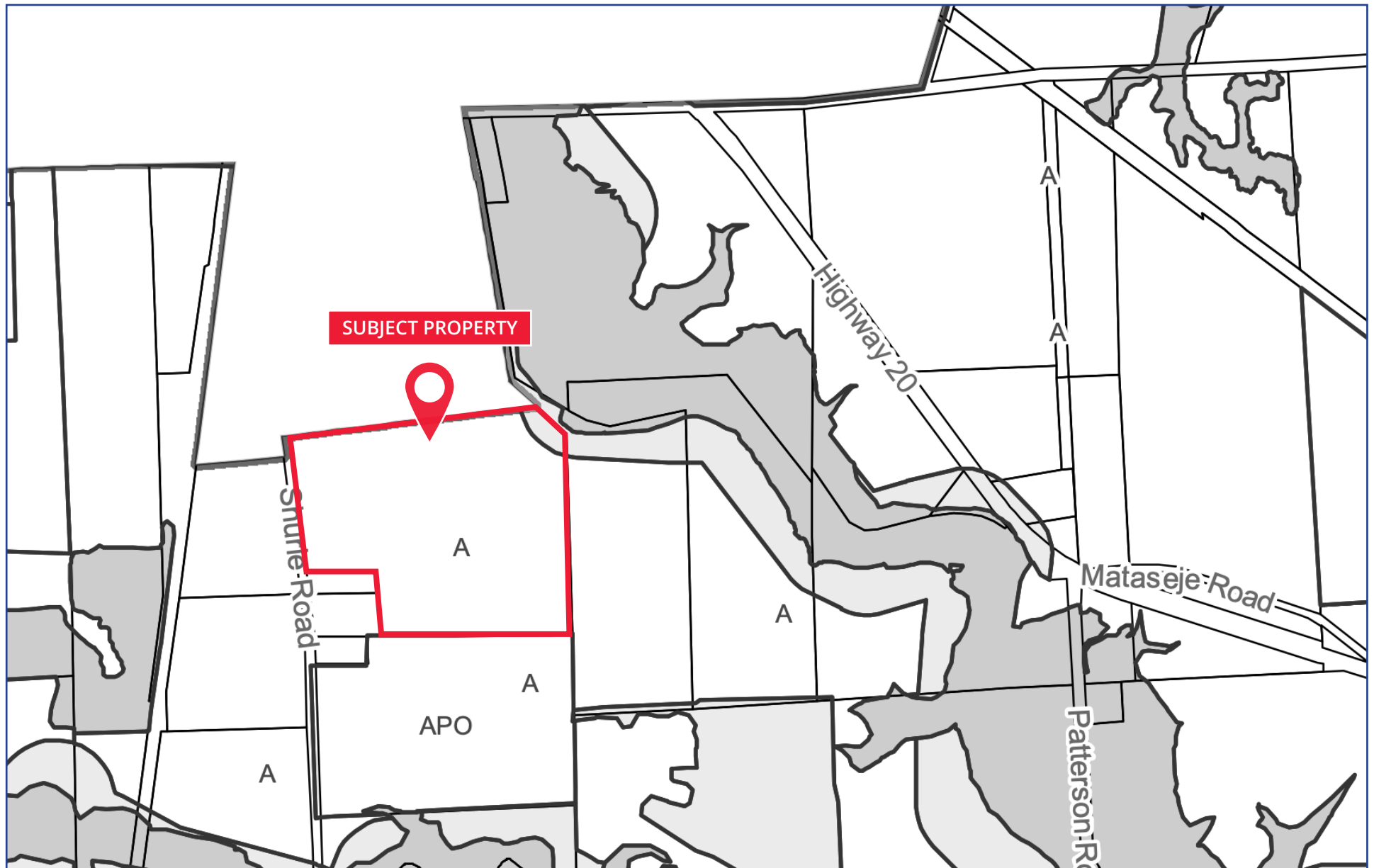


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# A - Agriculture Zone

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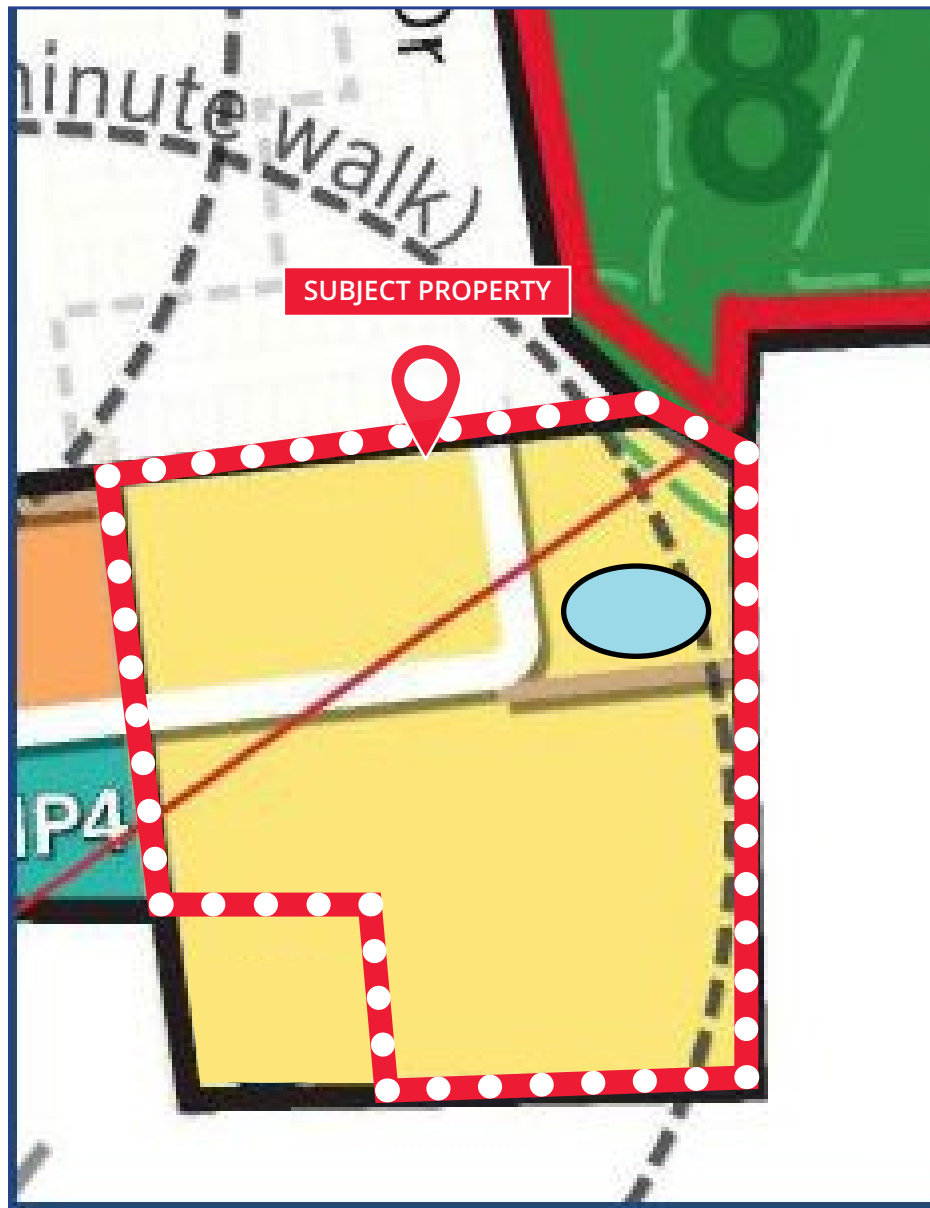


# Property Official Plan

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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



## LEGEND

- Existing Urban Boundary
- Built-up Area
- Existing Community Area
- Existing Employment Area
- Proposed Urban Boundary

## Urban Place-Types

- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment

## Non-Urban Place-Types

- Agriculture - Related Use

## Natural Heritage System

- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area
- Wetlands for Further Review

## Infrastructure / Corridors

- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor

\$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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