



For sale

# Unique institutional land opportunity with former church

6441 Smithville Road, Smithville ON

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information**

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This former church property presents a unique opportunity, featuring a well-maintained building totaling 4,006 sf, including 1,711 sf of usable space below grade. Situated on an oversized lot, the site offers exceptional potential for future development.

The current zoning and Official Plan designations support a wide range of permitted uses, including schools, daycares, hospitals, retirement homes, and more—making it an ideal investment for organizations seeking versatility and long-term growth.



2,295 sf above grade *(estimated)*  
2,295 sf full basement *(estimated)*



1.596 acre lot



289.17 feet of  
frontage



I - Institutional  
zoning



**\$1,695,000** asking  
price



## Official Plan permitted uses under the Institutional designation

- Facilities related to federal, provincial, or municipal government service, delivery and administration
- Places of worship
- Educational and recreational facilities
- Nursing homes, retirement homes and independent living units developed in conjunction with the onsite provision of retirement related services, facilities and amenities
- Clubs / offices for not-for-profit organizations
- Accessory housing related to the use
- Cemeteries
- Development/redevelopment of Institutional uses shall proceed in an orderly manner and shall be subjected to Site Plan Control
- In the evaluation of an application for the development of new uses within an Institutional designation, the following criteria will be considered
  - The use shall be compatible with surrounding uses, particularly residential uses. Any incompatibility must be mitigated in an acceptable manner through the provision of buffering, landscaping and/or engineering solutions or other similar approaches
  - Preparation of a traffic impact study, which outlines potential impacts of traffic on surrounding areas may be required
  - The scale of the buildings are compatible with the character and image of the surrounding area
  - Where a location outside the Urban or Hamlet Settlement Area is proposed, the location of the site and the amount of land required must be justified in accordance with the policies established in the Provincial Policy Statement and the Regional Policy Plan. The use must not negatively impact existing land uses, must not be located within the Unique Agricultural Lands designation. Such approval will require an amendment to the Regional Policy Plan and the Township of West Lincoln Official Plan for the establishment of a non-agricultural use in the Agricultural Area. Such justification shall include demonstration of:
    1. Need within the planning horizon of the current Official Plan for additional lands to be designated to accommodate the proposed uses:
    2. Demonstration that there are no reasonable alternatives which avoid Good General Agricultural Areas and
    3. Demonstration that there are no reasonable alternatives on lower priority agricultural lands in Good General Agricultural Areas

## Official Plan map



## Zoning permitted uses



- Commercial school
  - Daycare
  - Funeral home
  - Hospital
  - Long-term care facility
  - Medical office
  - Place of worship
  - Private club
  - Private or public park
  - Private or public school
  - Recreational facility
  - Retirement home
- Accessory uses**
- Accessory buildings or structures and accessory uses see s.3.1 of zoning
  - Renewable energy system see s.3.15 of zoning

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