



Exclusive

Multi-Parcel Land Holding in the Municipality of North Middlesex

Ailsa Craig, ON

The subject land holding is a four-parcel property assembly totaling approximately 289 acres, with future development potential.

Accelerating success.

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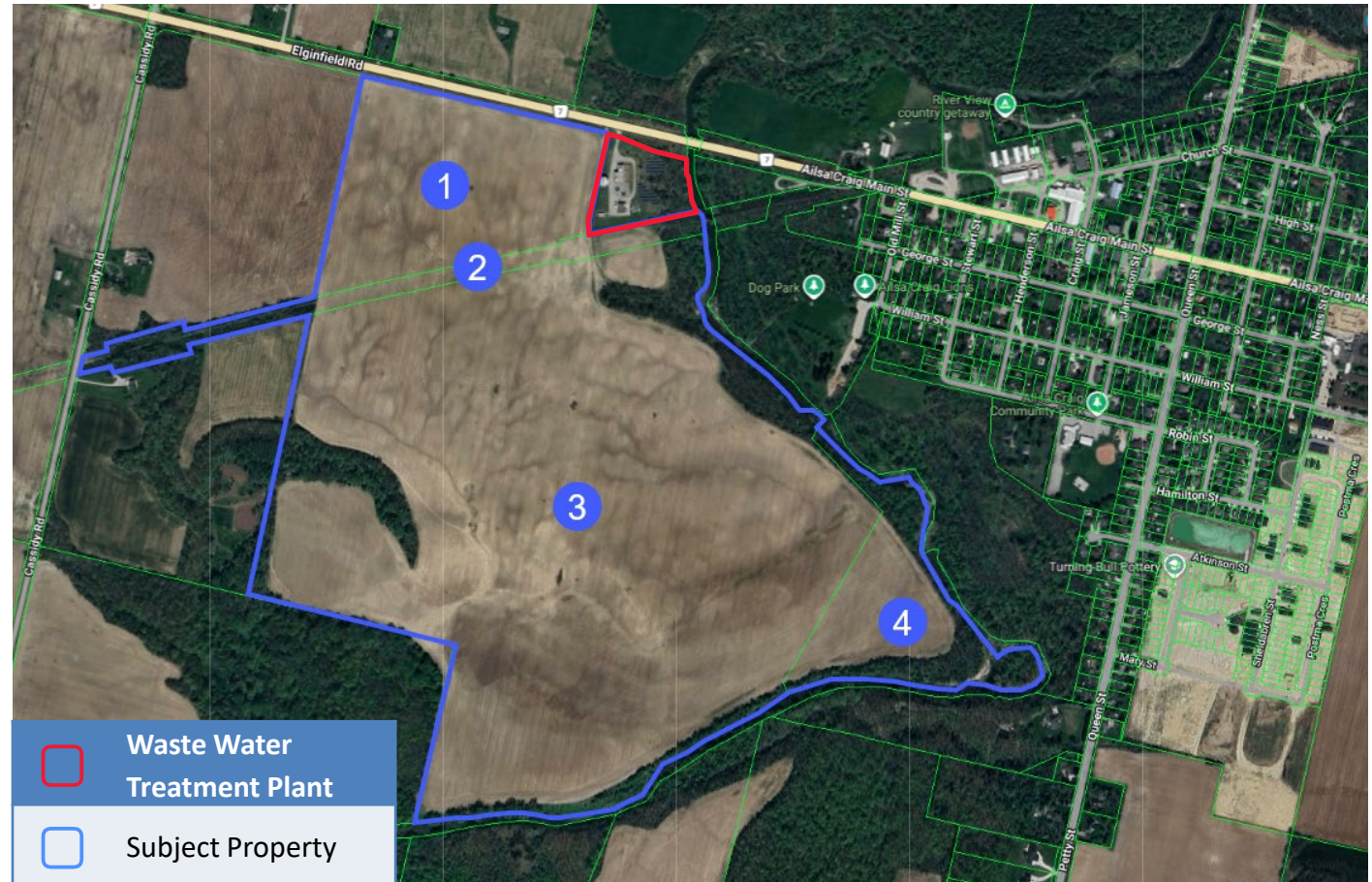
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Property Overview

Presenting a rare opportunity to acquire a four-parcel land assembly totaling approximately 289.417 acres in the Municipality of North Middlesex. The holding benefits from approximately 1,586 feet of frontage along Elginfield Road and an additional 112 feet along Cassidy Road—a dual-frontage configuration that establishes two independent points of access, enhancing site circulation, servicing flexibility, and phasing options for large-scale development. The holding encompasses parcels zoned General Agricultural (A1), Urban Reserve (A3), and Environmental Protection (EP), supporting a broad range of current agricultural and accessory uses.

This assembly represents a compelling long-term investment opportunity for a large-scale industrial user or data center operator seeking significant contiguous land area with long-term optionality in a growing southwestern Ontario municipality.



Parcel	PIN	Zoning	Area
Parcel 1	096490191	A1	38.034 acres
Parcel 2	096490188	A1/A3/EP	11.405 acres
Parcel 3	096490192	A1/A3/EP	217.072 acres
Parcel 4	096490205	A3/EP	22.906 acres
Total		A1/A3/EP	289.417 acres

Official Plan

Hazard Lands, Agricultural Area, and Urban Reserve Area Designations

The following policies shall apply to the Urban Reserve Area Land Use Designation.

Beyond the 20-year planning horizon of this Plan, the future use of areas designated Urban Reserve Area will generally be for residential and other urban purposes. Council shall consider these lands as logical areas to extend the Residential Area Land Use Designation onto, when it has been determined that additional lands are required in the Municipality to accommodate future growth and development.

Those areas designated Urban Reserve Area will require an amendment to this Plan prior to development for uses other than those contemplated in Section 6.3.1.

Development of the uses permitted under Section 6.3.1 within the Urban Reserve Area shall not preclude the eventual extension of full municipal services.

Agricultural Land Area Land Use Designation

The majority of land within the Municipality is designated Agricultural Area, reflecting the dominance of agriculture in North Middlesex. The Agricultural Area Land Use Designation is intended to strengthen the agricultural community in the Municipality. The policies are designed to protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.



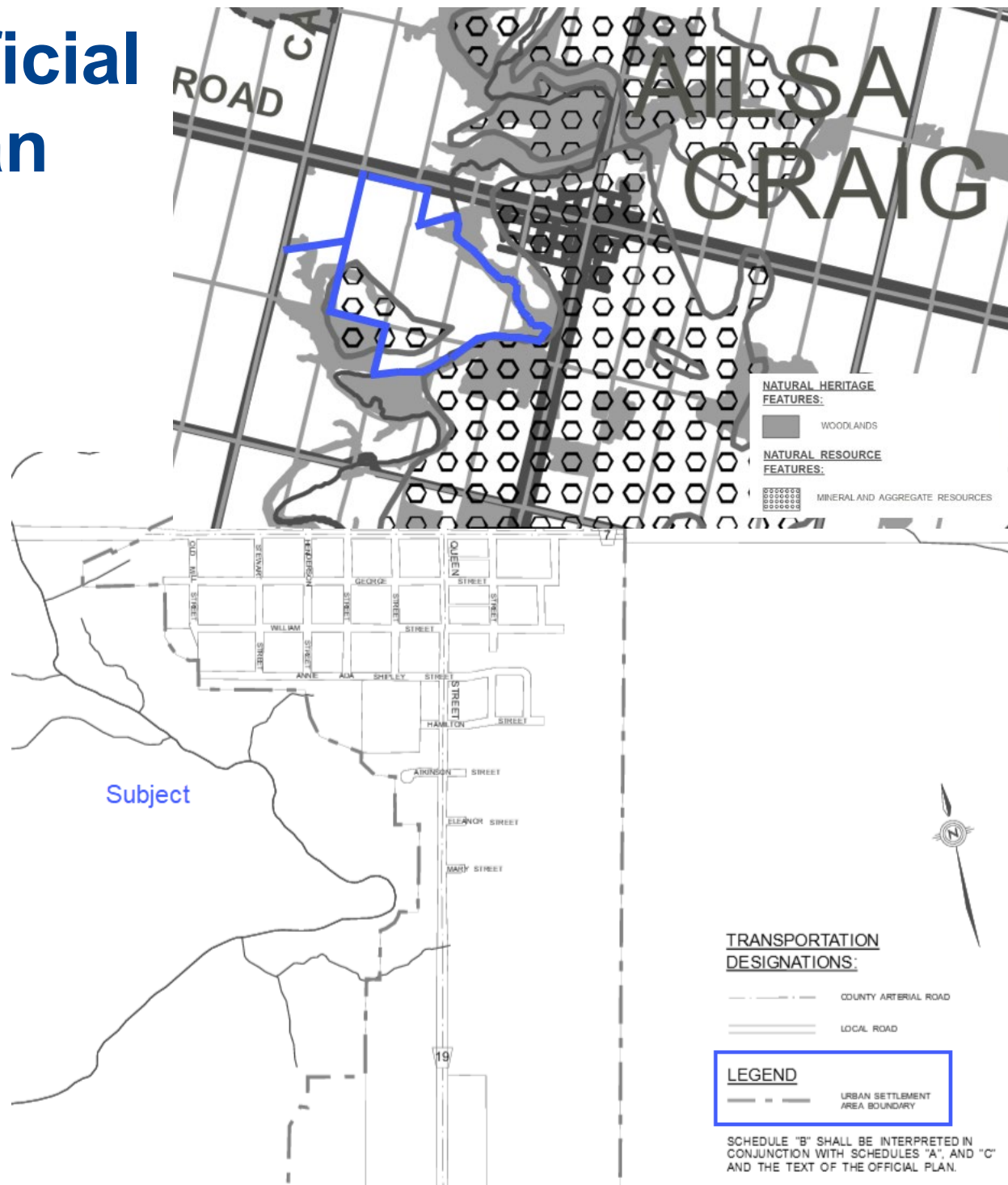
The following policies shall apply to the Hazard Land Use Designation.

No new development shall be permitted on Hazard Lands other than uses associated with the management of the Hazard Lands.

An Environmental Impact Study in accordance with Section 9.7.1 of this Plan shall be required for all development or site alteration proposals within or abutting lands identified as Hazard Lands.

Land proposed for development that is subject to the policies of this Section shall be subject to site plan control in accordance with Section 9.6.6 of this Plan. The site plan shall relate specifically to the implementation of the findings of the EIS. The site plan shall correctly and precisely delineate those lands impacted by flooding or erosion

Official Plan



Highlights

Urban Reserve Area Designation.

Deposits of Mineral Aggregate:

Means an area of identified mineral aggregates that has a sufficient quantity and quality to warrant present or future extraction.

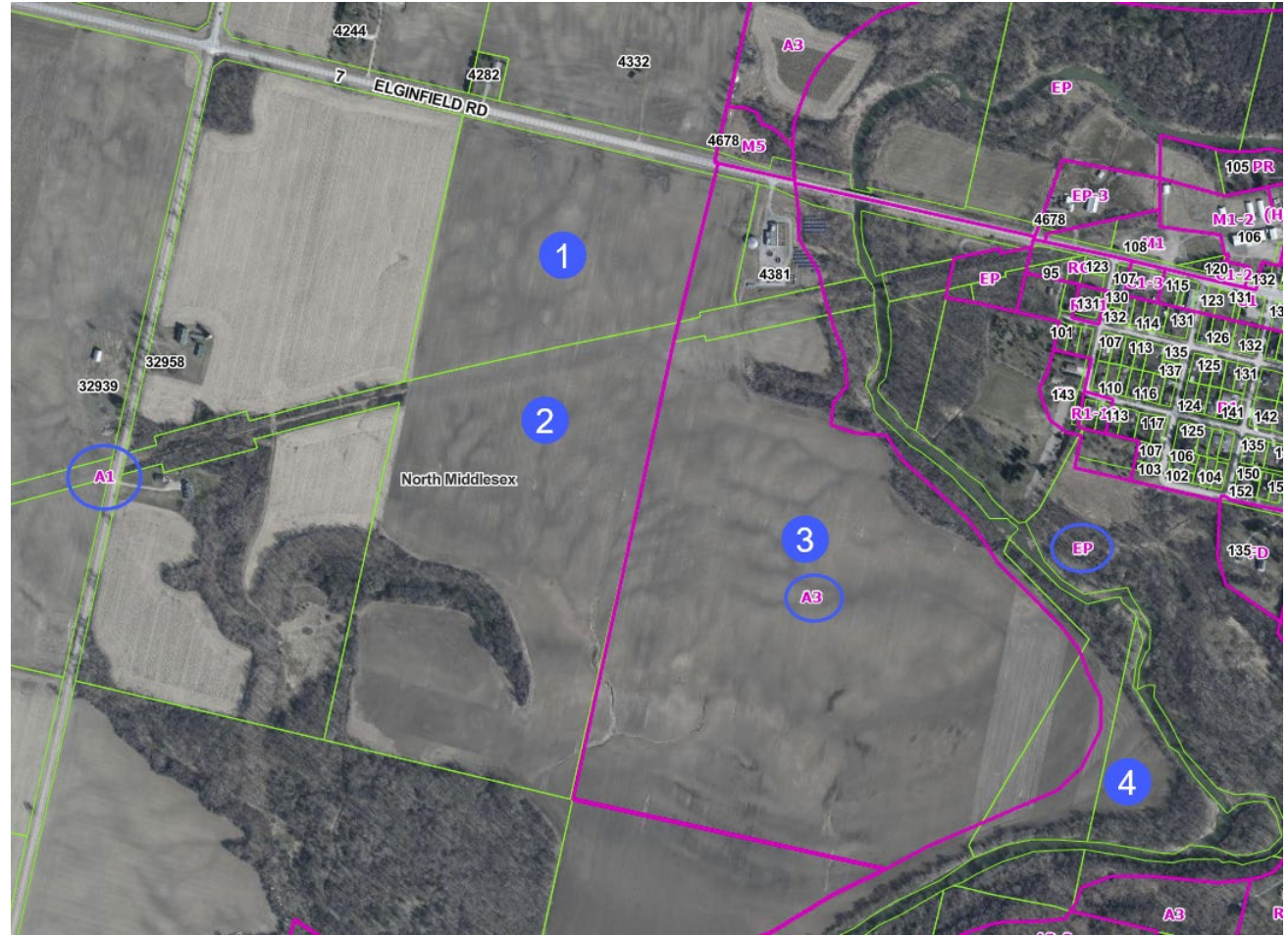
Adjacent to Urban Settlement Area Boundary.

Zoning

General Agricultural (A1), Urban Reserve (A3), and Environmental Protections (EP)

Agricultural (A1) Zone Permitted Uses:

- a) Accessory use;
- b) Agricultural use, non-intensive;
- c) Agricultural use, intensive;
- d) Animal clinic, existing legally on the date of adoption of the By-law;
- e) Cemeteries that are small in scale and inactive, subject to Section 7.2.3 of the By-law;
- f) Conservation use;
- g) Equestrian use;
- h) Forestry use;
- i) Grain drying and handling facility, existing legally on the date of adoption of the By-law;
- j) Home industry;
- k) Home occupation;
- l) Kennel, subject to Section 7.2.4 of the By-law;
- m) Livestock sales barn and/or marketing yard, existing legally on the date of adoption of the By-law;
- n) On-farm secondary business;
- o) Nursery;
- p) Private airfield, subject to Section 7.2.5 of the By-law;
- q) Sale of farm produce from a farm;
- r) Sanctuary use;
- s) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
- t) Second detached residential dwelling accessory to an agricultural use, subject to Section 7.2.6 of the By-law;
- u) Single detached residential dwelling on an existing lot of record;
- v) Wayside pit.



Environmental Protection (EP) Zone Permitted Uses:

- a) Accessory use;
- b) Conservation use;
- c) Environmental protection use;
- d) Existing agricultural use on the date of the adoption of the By-law;
- e) Forestry use;
- f) Recreational trail;
- g) Sanctuary use.

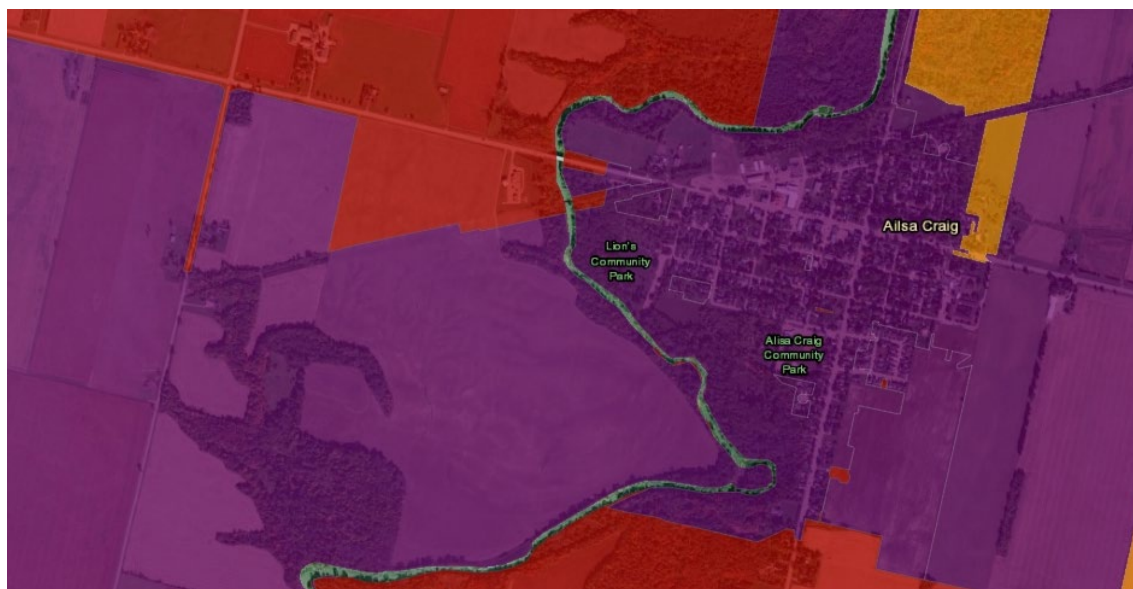
Urban Reserve (A3) Zone Permitted Uses:

- a) Agriculture, conservation, forestry, equestrian, nursery, and sanctuary uses;
- b) Accessory uses, home occupation, kennel, and on-farm secondary business uses, where permitted;
- c) Sale of farm produce from a farm;
- d) Single detached dwelling and agricultural-related accessory dwelling uses, subject to applicable requirements;
- e) Existing legally established uses and wayside pit uses, where applicable.

Ailsa Craig Connectivity

Ailsa Craig presents a favourable potential servicing and connectivity profile that supports a range of future uses—from large-scale industrial or data-center operations to residential and urban growth.

- Falls within Hydro One's 3.1 – 5 MVA available load capacity range, providing a meaningful power starting point (to be confirmed with the utility)
- Adjacent to the Ailsa Craig Waste Water Treatment Plant, placing established municipal infrastructure at the property line for potential servicing capacity
- Abutting river, offering natural water frontage along the property boundary
- Proximity to high-voltage transmission infrastructure approximately 1 kilometer west.



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



Internet Service Providers

NFTC

Bell Internet

Falcon Internet Services

Bell Wireless

Rogers Internet

Rogers Wireless

Execulink Internet

Xplornet Internet (Tower or Satellite)

Galaxy Internet (Satellite)

ISP Canada Internet

Ebox

Available Load Capacity (MVA)

0 - 1

1.1 - 3

3.1 - 5

5.1 - 10

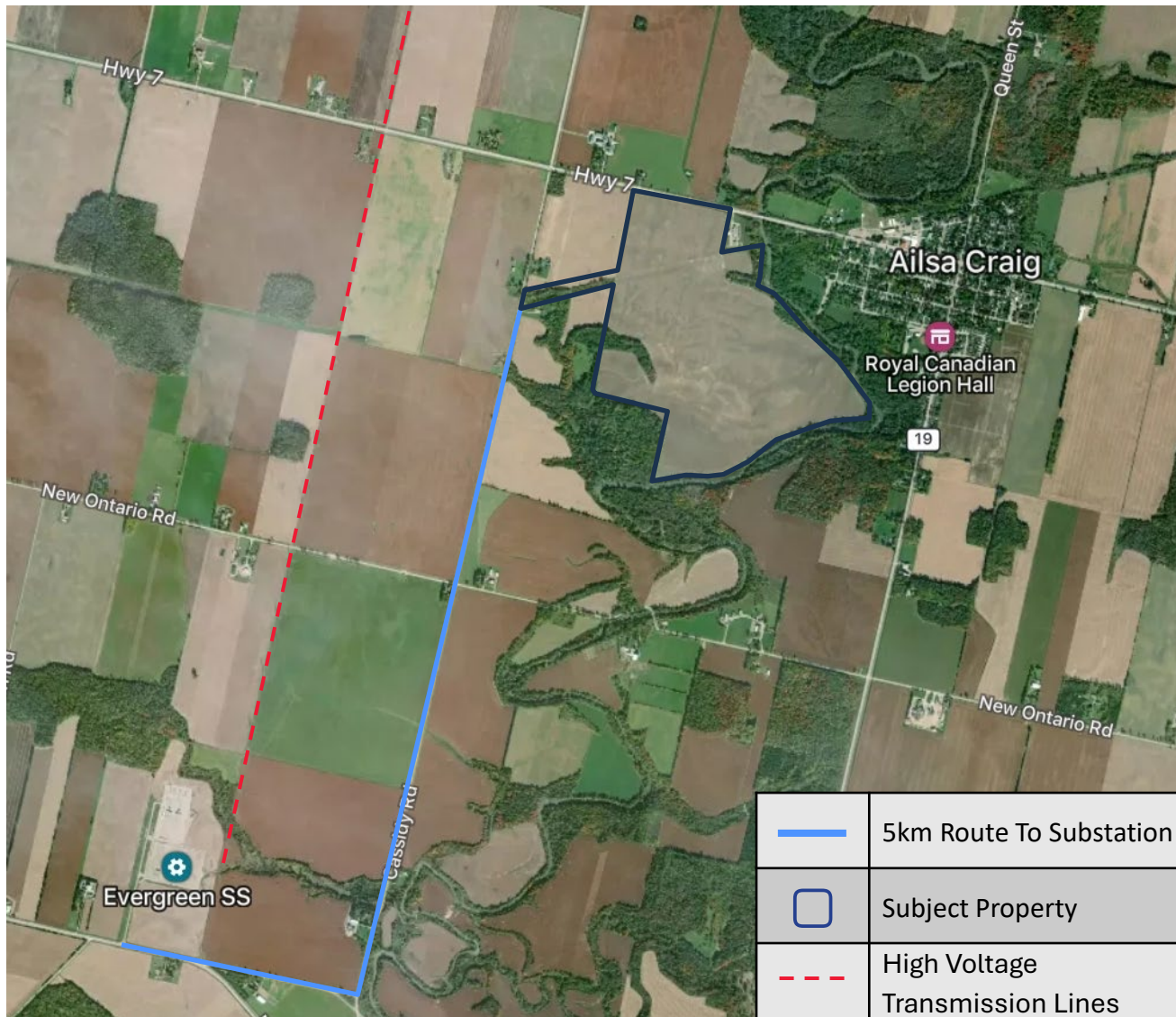
10.1 +

Electricity Distributor Data Not Available

Below reporting threshold or capacity information otherwise unavailable

Location

Strategically Located



Strategically located in the growing Southwestern Ontario area, this site offers strong regional connectivity and utility proximity, just 5 kilometres from Hydro One's Evergreen Substation. It is conveniently positioned approximately 40 minutes from London, Ontario, and 52 minutes from Sarnia and the U.S. border, providing efficient access to key markets and infrastructure.

- **5 km** North of Hydro One's Evergreen Substation
- **40 Minutes** to London, ON
- **52 Minutes** to Sarnia, ON/Blue Water bridge

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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