

FOR SALE

00 Mount Hope Road, Caledon, ON

31.96 Acres Potential Development Land

\$14,500,000.00



Denise Dilbey, Broker
416.919.9802 | ddilbey@royallepage.ca | www.ddilbey.com

Royal LePage Meadowtowne Realty, Brokerage*

122 Main Street, Erin, ON

*Independently Owned & Operated

Denise
Dilbey
Broker

ROYAL LEPAGE
Meadowtowne Realty
Brokerage

Property Photos



Survey



Lot Boundaries

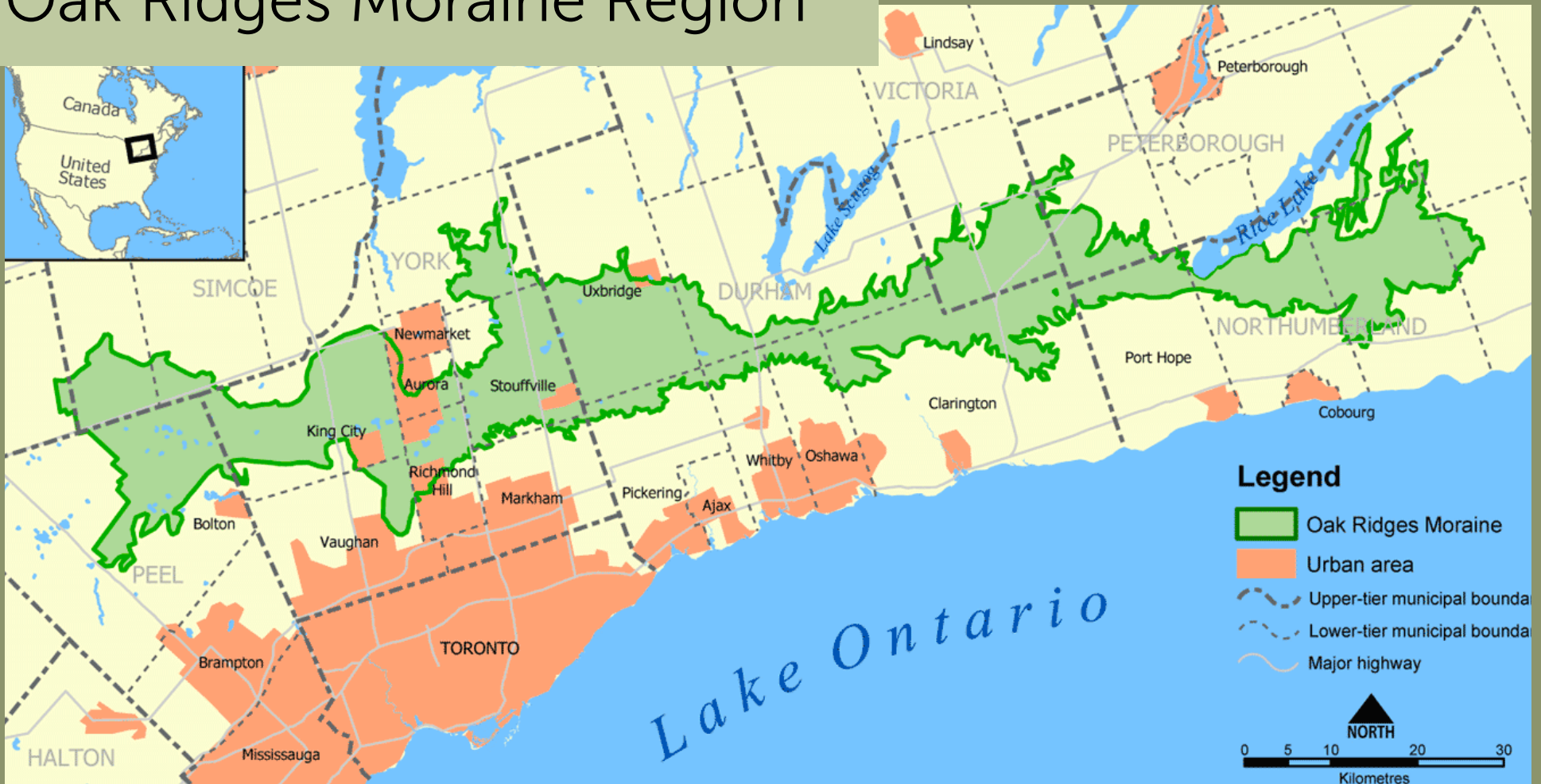


Property Features

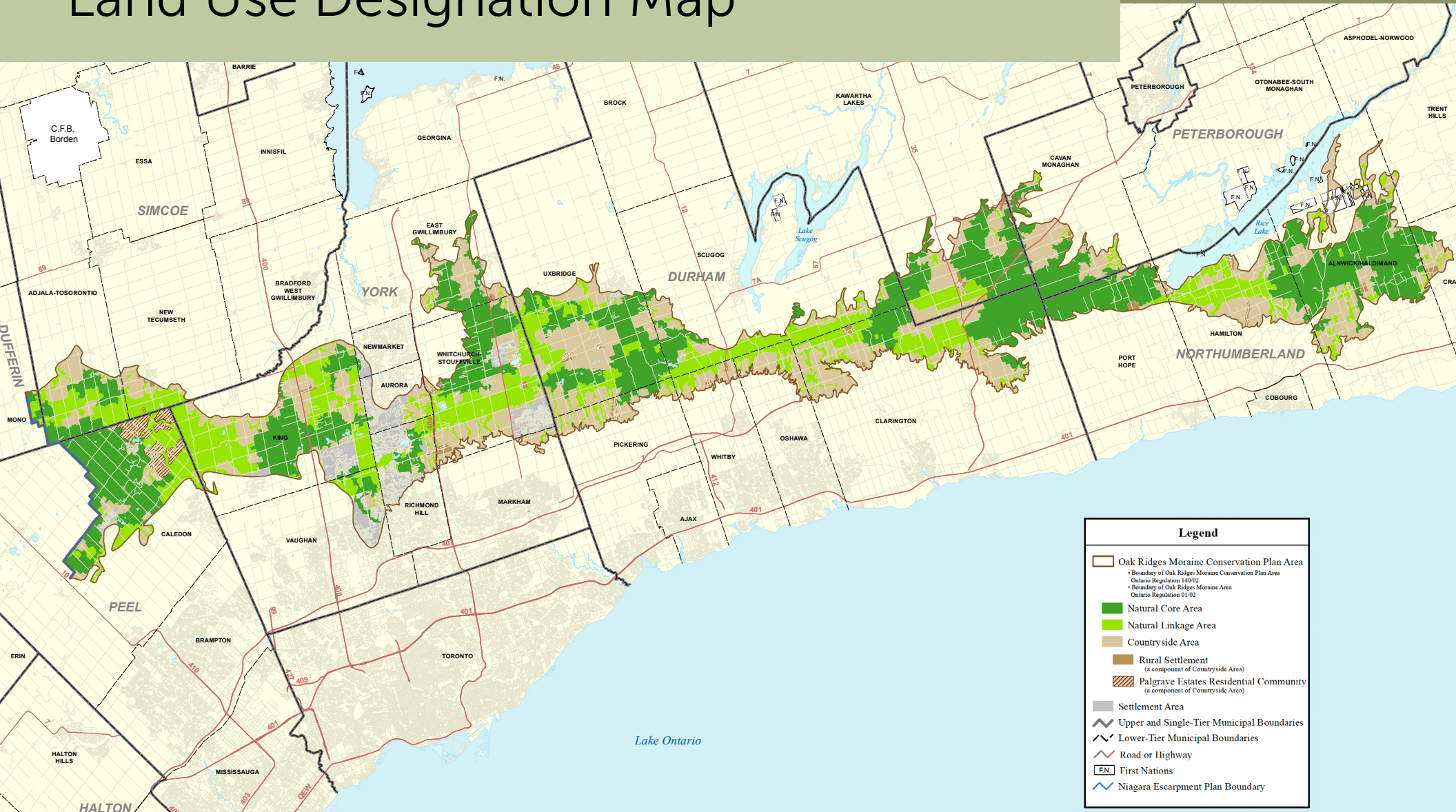
- 31.96 Acres Of Potential Development Land
- Located In Caledon
- Ideal Location Just East Of Hwy 50, South Of Hwy 9 Abutting The North Side Of An Existing Subdivision Doctor Reynar Rd
- Available For A Potential Subdivision Per The Official Plan
- Take Advantage Of Bill 23, More Homes Built Faster Act, 2022 Or Hold
- Survey On File
- The Town Of Caledon By-Law Describes This Property As A2-ORM and EPA-ORM
- Vendor May Consider A 1st VTB To A Qualified Buyer
- Development Changes, Rezoning, Servicing, HST Are The Responsibility Of The Buyer



Oak Ridges Moraine Region



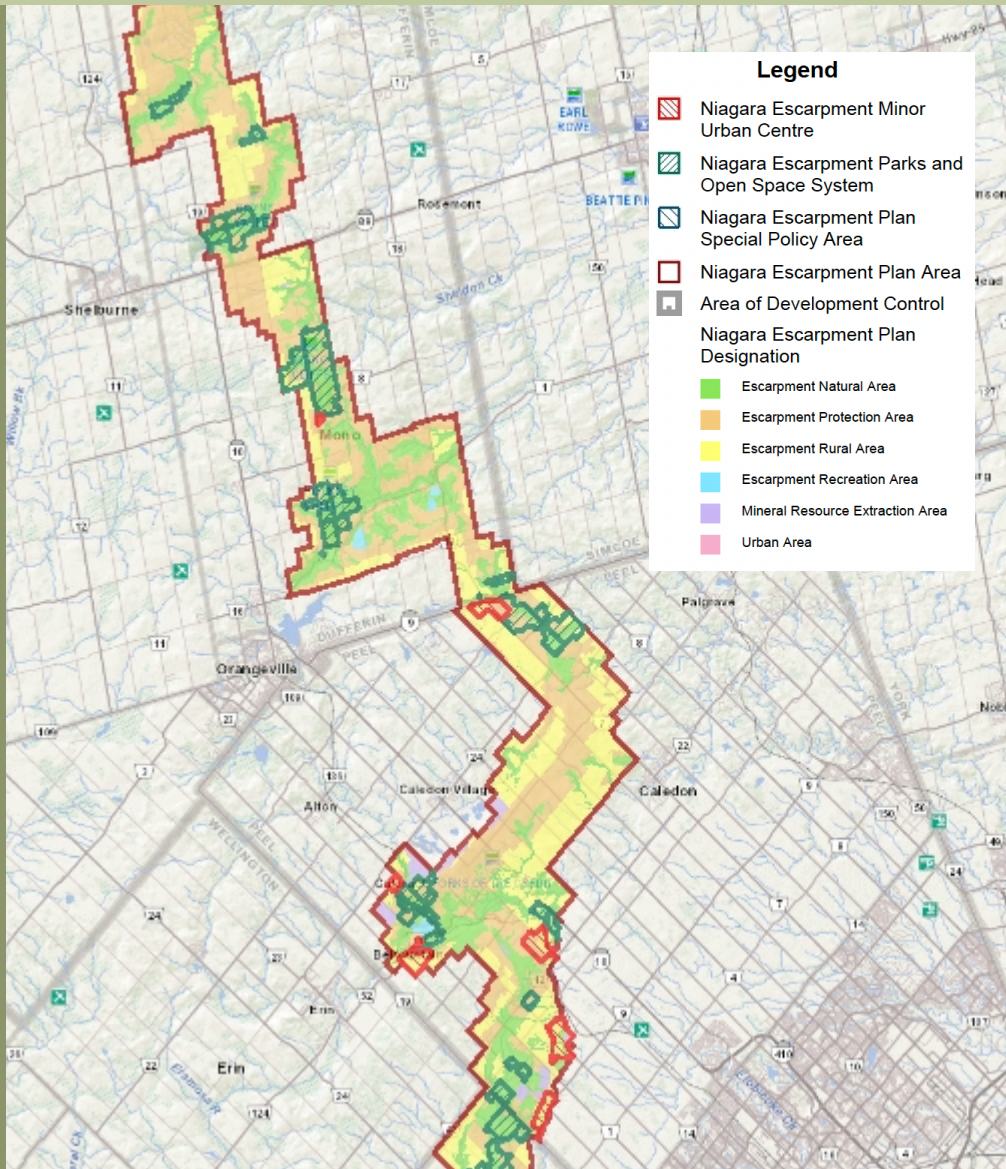
Oak Ridges Moraine Conservation Plan Land Use Designation Map



Legend

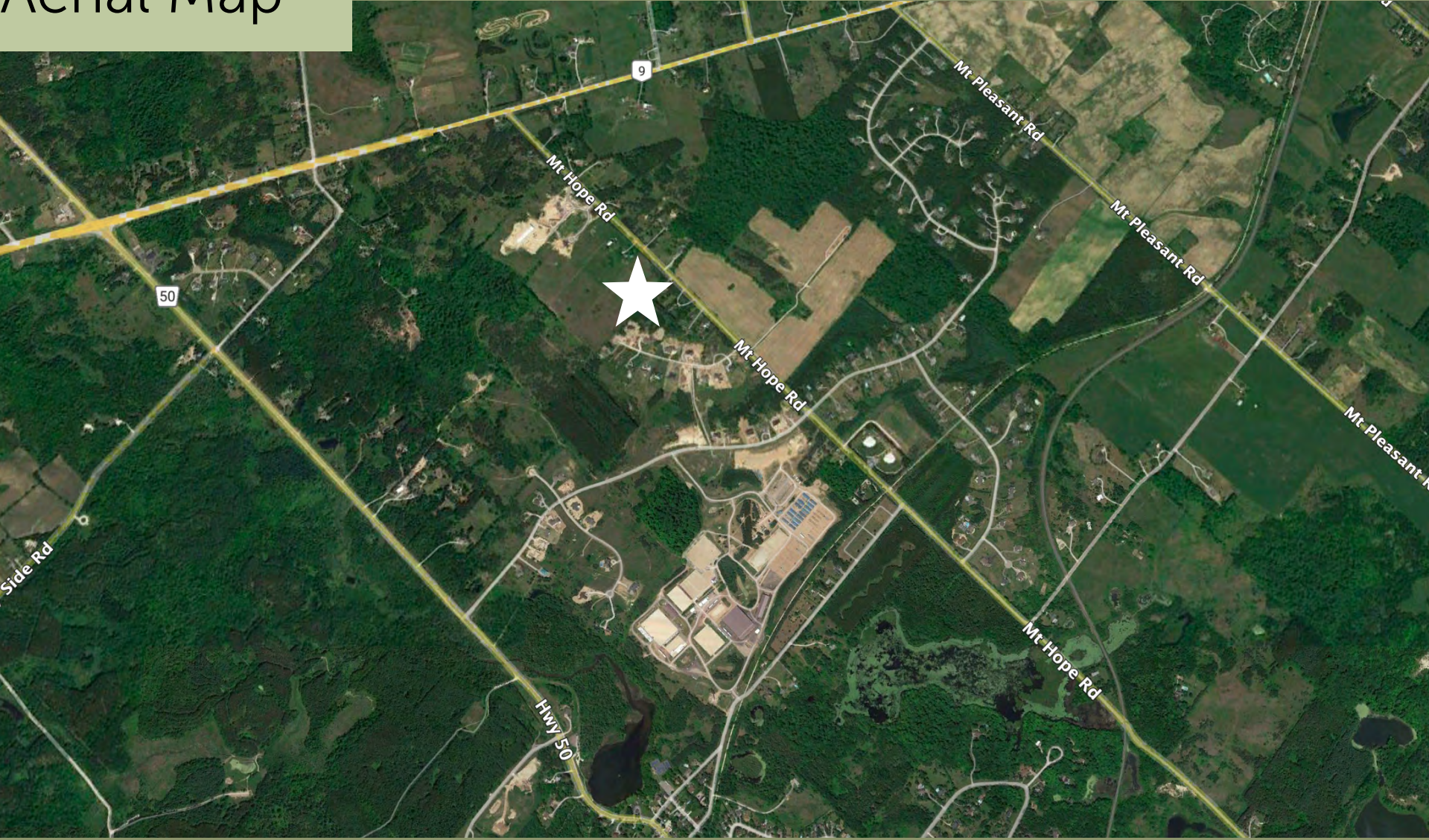
- Oak Ridges Moraine Conservation Plan Area
- Boundary of Oak Ridges Moraine Conservation Plan Area
Ontario Regulation 149/02
- Boundary of Oak Ridges Moraine Area
Ontario Regulation 01/02
- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
(a component of Countryside Area)
- Palgrave Estates Residential Community
(a component of Countryside Area)
- Settlement Area
- Upper and Single-Tier Municipal Boundaries
- Lower-Tier Municipal Boundaries
- Road or Highway
- First Nations
- Niagara Escarpment Plan Boundary

Niagara Escarpment Commission Map

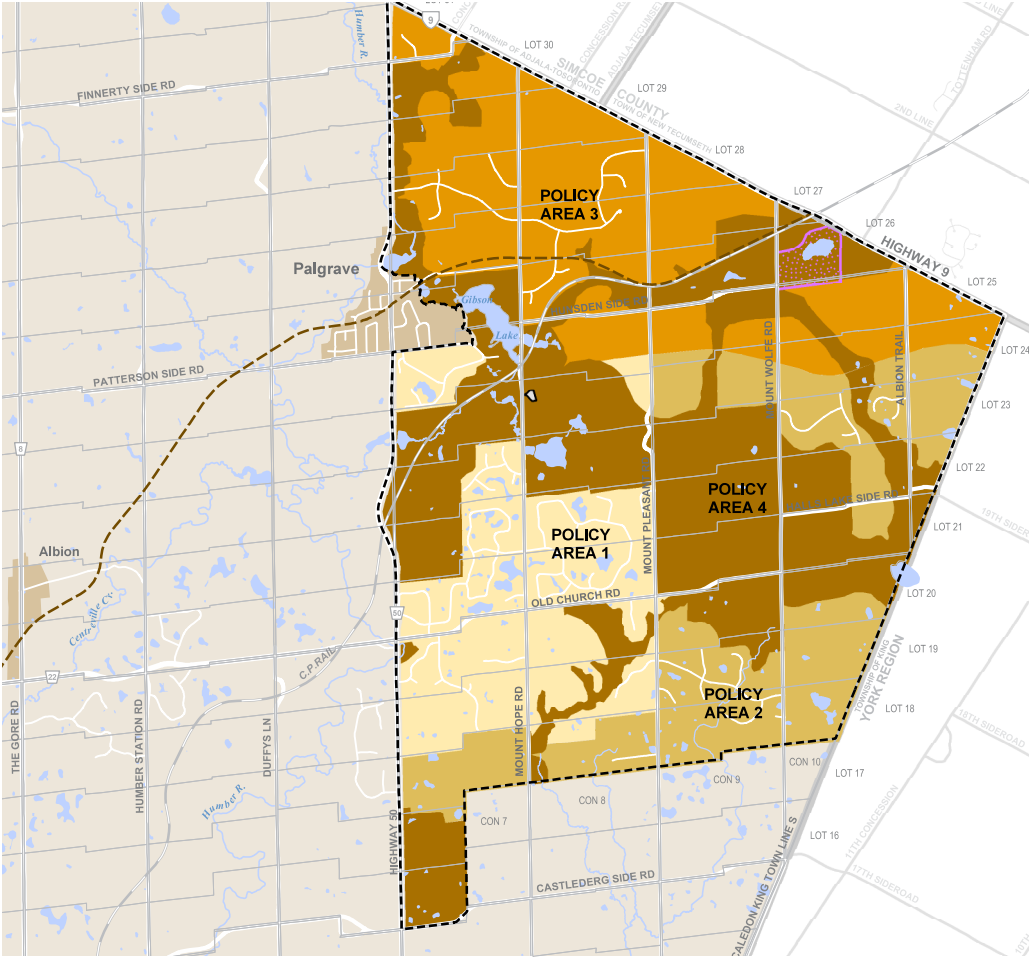


*For Reference - Property Is Not In NEC

Aerial Map



Town Of Caledon Schedule G



- Policy Area 1
- Policy Area 2
- Policy Area 3
- Policy Area 4
- Existing Extractive Industrial
- Special Policy Area - Waste Disposal
- Palgrave Estate Residential Community
- Settlement Area
- Caledon Trailway
- Provincial Road
- Regional Road
- Local Road
- Railway



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For More Info Contact:

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