

# OFFERING MEMORANDUM

## 1054 THIRD LINE

Oakville, ON



## INTRODUCTION

### THE OPPORTUNITY

Featuring 12.41 ac vacant land sitting at the intersection of QEW and Third Line in Oakville provides a developer the extremely rare opportunity to acquire for potential development to comply with the rapid growth of most robust demographic area and admired great Town of Oakville in the South West of Ontario.

The topography gives the 12.41 ac higher elevation open land an overlook view to QEW creek winding along and adjacent to the far end boundary accompanies the land with a tranquil landscape mixed with conservative nature and urban convenience to the thoroughfares.

“The Town of Oakville has initiated a study of the Merton lands, the undeveloped lands generally located on the north side of QEW and south of Upper Middle Road between Bronte Road and Third Line. The “Livable Oakville Plan” identifies these lands as a Special Policy Area for potential future development and directs that the area be studied comprehensively to determine future land uses and policies.” *(excerpted from “Merton Planning Study”)*

Situated on a 12.44 ac site, geographically benefits from outstanding positioning at the intersection of Third Line and QEW with average daily traffic volume of 200,000. The land will further benefit from the “Livable Oakville Plan” with the advantage of easy access to the land from either local Oakville and QEW.



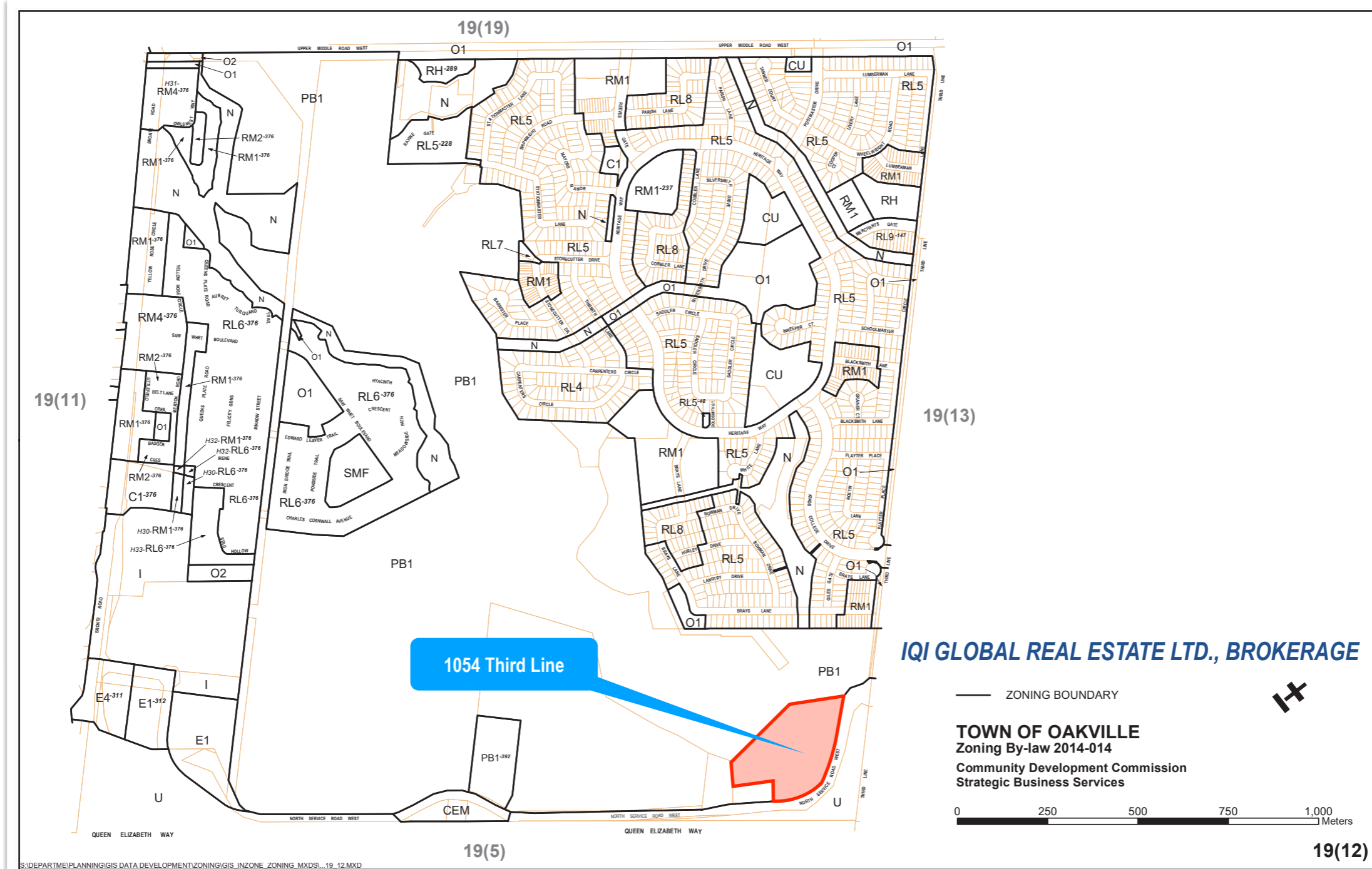
**IQI GLOBAL REAL ESTATE LTD., BROKERAGE**

<b>Address</b>	<b>1054 Third Line Oakville, ON L6M 4A1 2031 North Service Rd W Oakville, ON L6M 3H8</b>
<b>Size (ac)</b>	<b>12.411 (per Geowarehouse data)</b>
<b>Zoning</b>	<b>PB1</b>
<b>Designation</b>	<b>Heritage Building</b>
<b>Previous Use</b>	<b>Fruit Farm</b>
<b>Current Use</b>	<b>Residential</b>
<b>PIN/ARN</b>	<b>250690014 / 240102028016705</b>
<b>Legal Description</b>	<b>PT LT 26, CON 2 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 328312 EXCEPT PE93 &amp; PTS 1,2, 20R7101 ; OAKVILLE/TRAFALGAR</b>



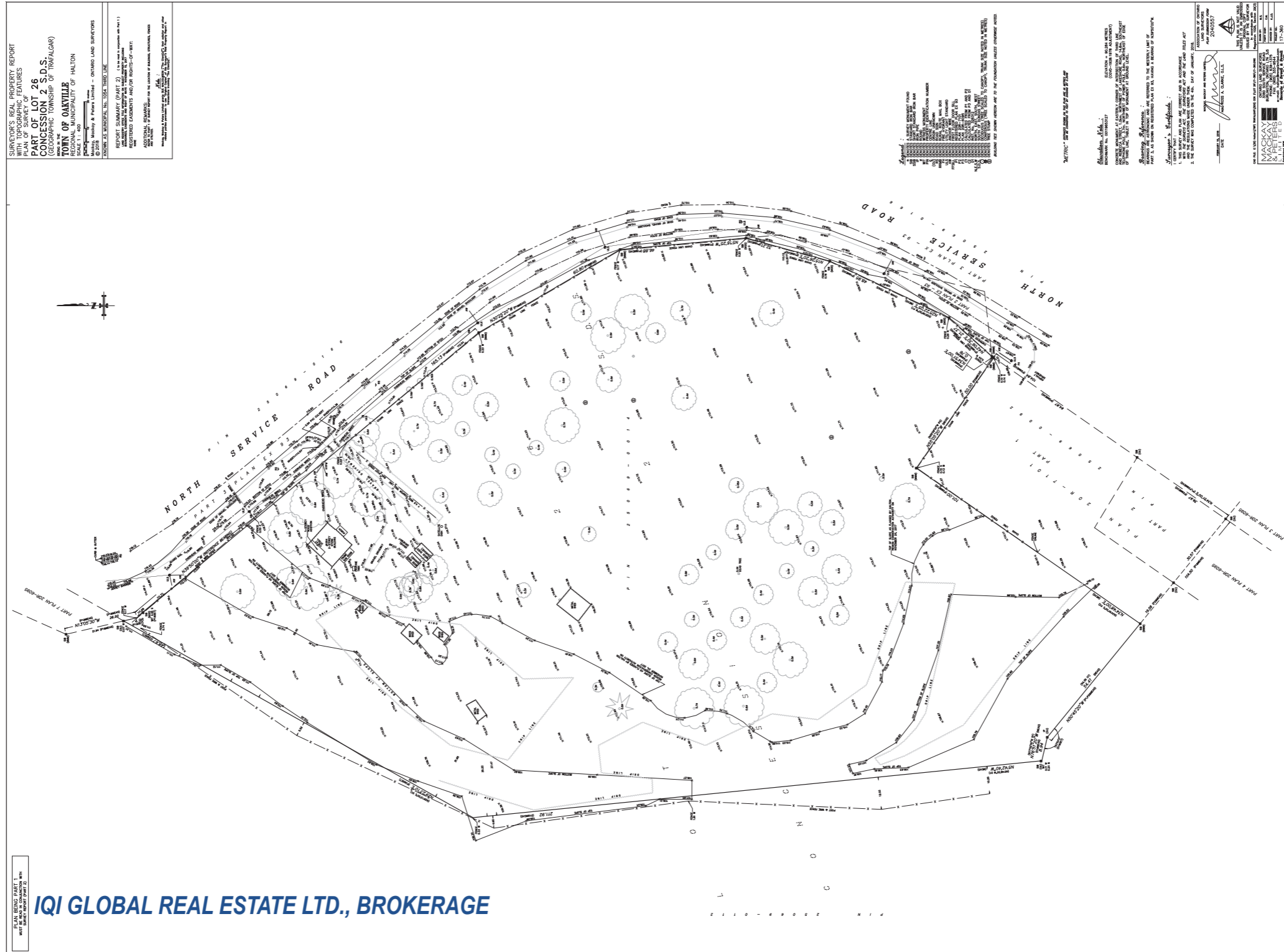
# ZONING

## PB1



# SURVEY

## 1054 THIRD LINE OAKVILLE



**AERIAL VIEW**

1054 THIRD LINE OAKVILLE



**IQI GLOBAL REAL ESTATE LTD., BROKERAGE**

## PROPOSED REVOCATION OF THE PARKWAY BELT WEST PLAN

**Ontario** 
Environmental Registry of Ontario

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### Proposed Revocation of the Parkway Belt West Plan

ERO number	019-6167
Notice type	Policy
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	<span style="background-color: #008000; color: white; padding: 2px 5px; border-radius: 3px;">Proposal</span>
Proposal posted	October 25, 2022
Comment period	October 25, 2022 - December 30, 2022 (66 days) <span style="background-color: #d9ead3; padding: 2px 5px; border-radius: 3px;">Open</span>
Last updated	October 25, 2022

To support More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022-2023, the government introduced the More Homes Built Faster Act, 2022, which, if passed, would ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians. These visionary changes will place Ontario at the forefront of housing policy in North America.

These changes are providing a solid foundation to address Ontario's housing supply crisis over the long term and will be supplemented by continued action in the future.

The Ministry of Municipal Affairs and Housing is seeking feedback on a proposal to revoke the Parkway Belt West Plan, 1978, (the "Plan") to support the government's commitment to streamline, reduce, and eliminate burdens and to potentially increase housing supply.

Under subsection 4(8) of the Ontario Planning and Development Act, 1994, the Minister of Municipal Affairs and Housing may, with the approval of the Lieutenant Governor in Council, by order, revoke the plan.

## MEMORANDUM CONTENTS

This information Memorandum is being delivered to prospective Buyers to assist them in deciding whether they wish to acquire the Property. The Memorandum does not purport to be all inclusive or to contain all the information that a prospective Buyer may require in deciding whether or not to purchase the Property. This Memorandum is for information and discussion purposes only and does not constitute and offer to sell or the solicitation of any offer to buy the Property. The Memorandum provides selective information relating to certain physical and locational characteristics of the Property.

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By IQI GLOBAL REAL ESTATE LTD.



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