

12192

CHINGUACOUSY ROAD

CALEDON, ON

FOR SALE : 15.275 Acres of Residential Development Land

Mayfield Road

Chinguacousy Road



URBAN LAND GROUP
THE LAND PEOPLE



CONTENTS

1	SUMMARY
3	OFFICIAL PLAN
7	AREA OVERVIEW
9	NEIGHBOURING DEVELOPERS

SUMMARY

Urban Land Group (“the Advisors”) have been retained by their clients (“the Vendors”) to coordinate the sale of residential development lands comprised of 15.275 acres located in the Town of Caledon, Ontario (“the Property”)

The land is located on the west side of Chinguacousy Road, just north of Mayfield Road and is designated “New Community Area” within the Caledonia Official Plan. The property is surrounded by amenities, numerous neighbouring developments, the Mayfield West Secondary Plan, and is minutes away from Highway 410 and the proposed Highway 413.

PROPERTY HIGHLIGHTS

-  Surrounded by active development groups and prominent developers’ land
-  Directly south of the future Highway 413 and a short drive to Highways 410, 407 and 401
-  Designated “New Community Area” in the Caledon Official Plan
-  Located next to the Mayfield West Secondary Plan
-  Located in a rapidly growing municipality that is expected to increase to 150,000 people by 2035

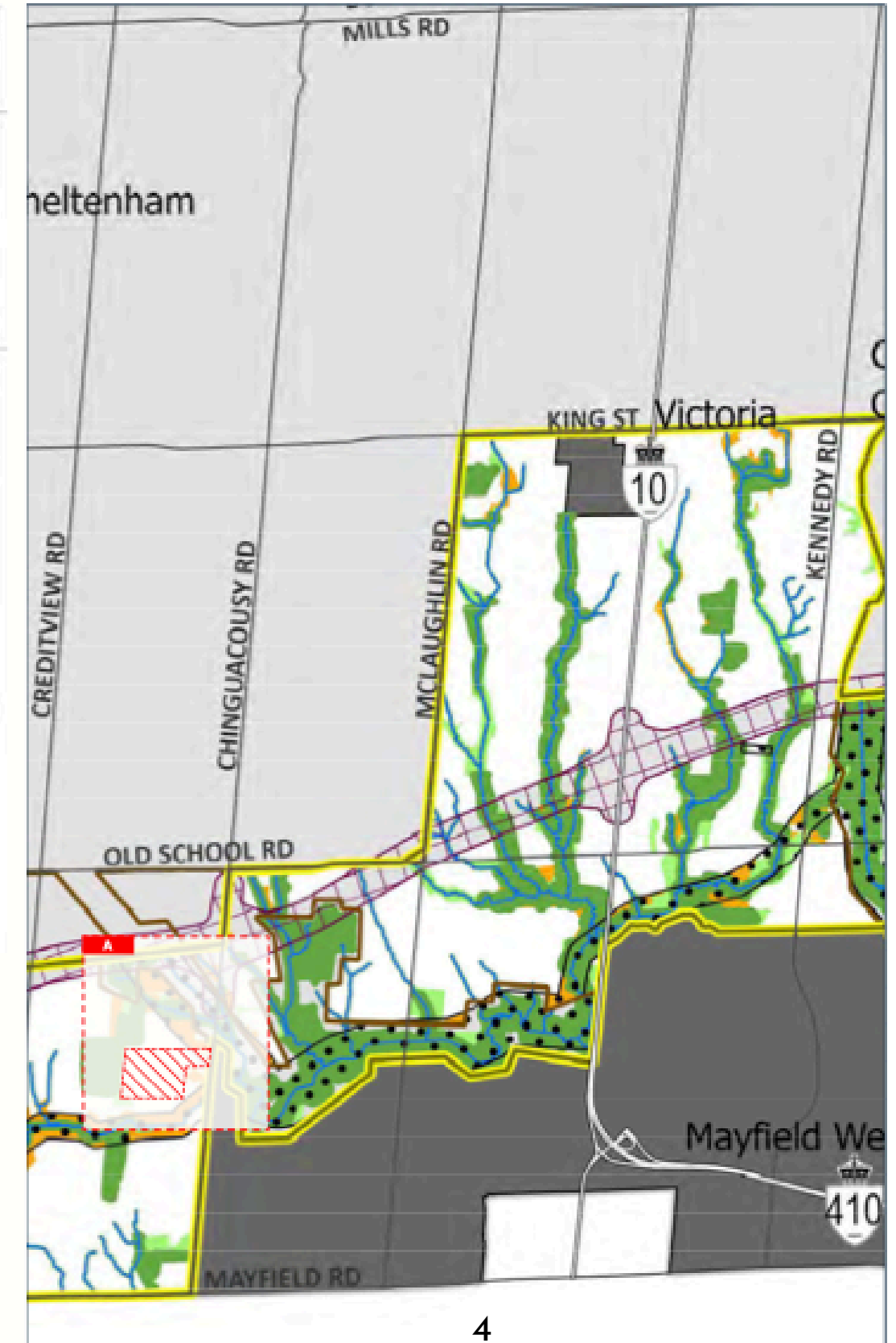
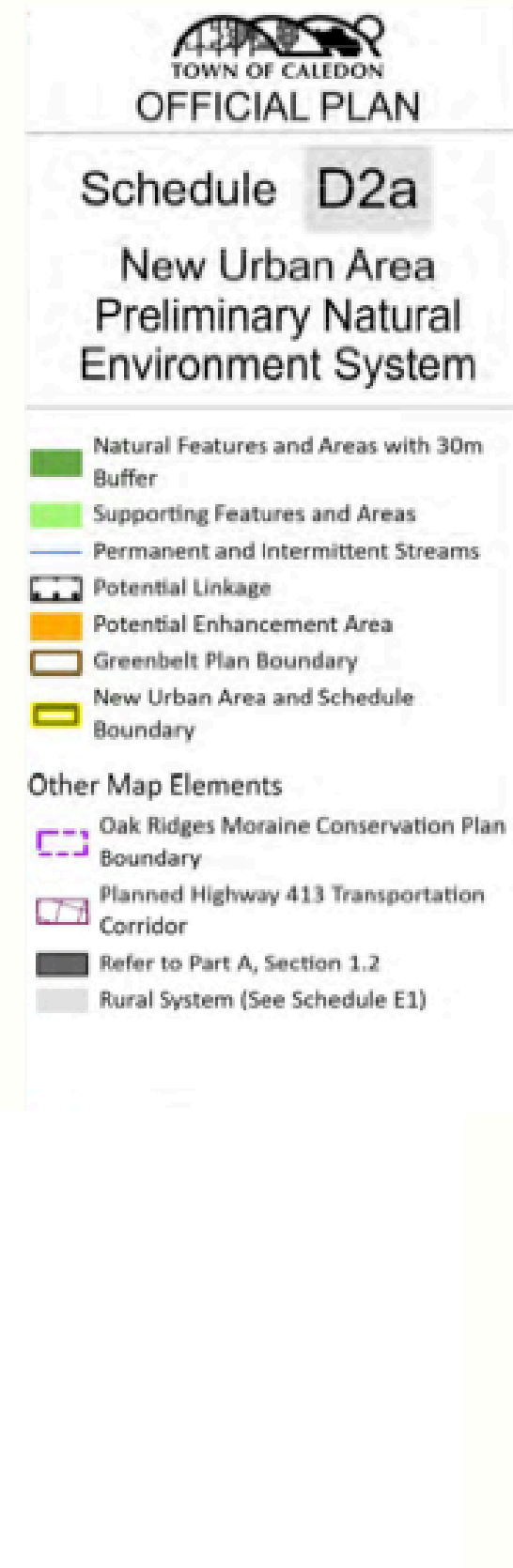
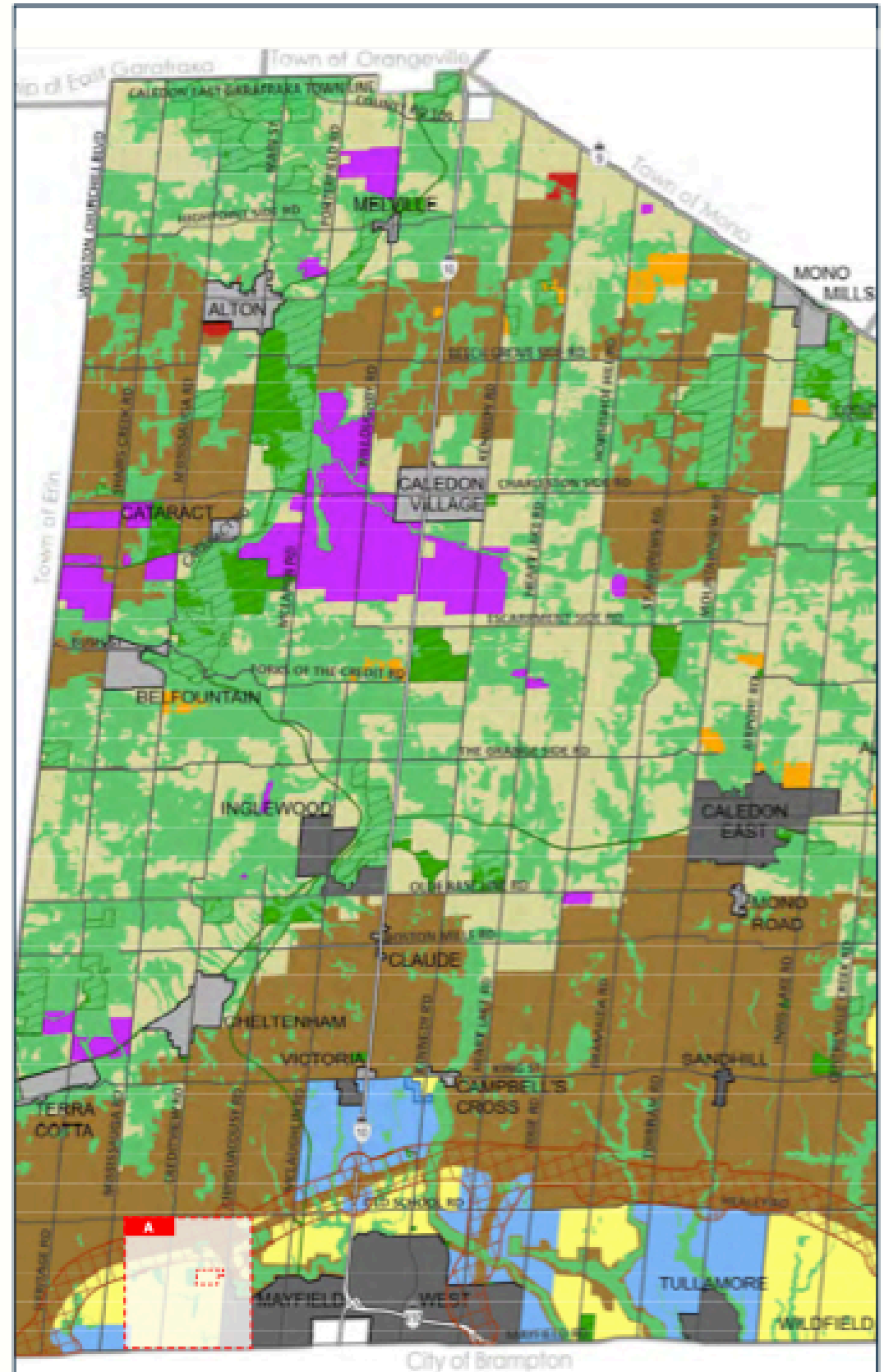


Official Plan

In November 2022, the Province approved the new Region of Peel Official Plan which brings 12530 Chinguacousy Road into the 2051 New Urban Expansion Area. From Spring 2022 to February 2024, The Town of Caledon undertook the process of reviewing and updating the municipal Official Plan, further refining and providing land use designations within these new designated expansion areas. At the Council Meeting on March 26, 2024, Council adopted and advanced the Official Plan to help shape the future Caledon wants to see for the next 30 years. The Official Plan has now been submitted to the Region of Peel for approval. Within the adopted Official Plan, the Subject Property

has since been redesignated from "Prime Agricultural Area" to "**New Community Area**". The new Official Plan will be implemented in three phases. Phase 1, now complete, provides the framework and policies to guide development and decision-making to 2051. The updated town structure is supported by town-wide policies and policies for three defining systems: the Environment and Open Space System, the Rural System, and the Urban System. Future secondary plans will provide detailed

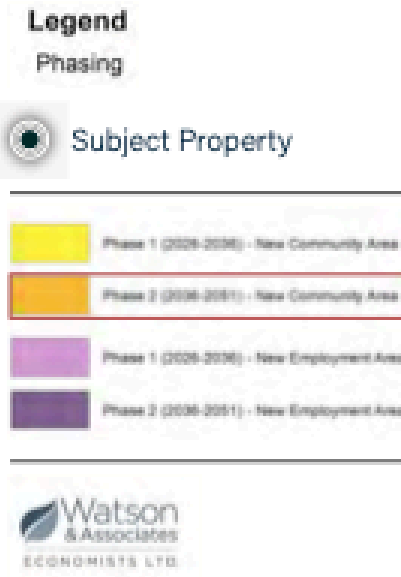
policies for these areas. Phase 2 (in progress) and phase 3 of the Official Plan will add more policies as studies are completed about growth management, major transit station areas, mineral aggregate resources, and truck parking and goods movement as well as updated policies for the Town's existing secondary plan areas - until then, those areas will remain subject to the existing Town of Caledon Official Plan.



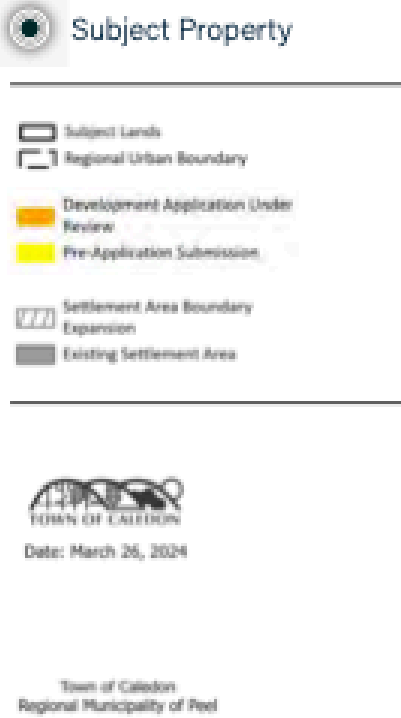
Official Plan

Town of Caledon

Proposed Growth Phasing: 2026-2051



On November 21, 2023, the Town of Caledon had a committee meeting to introduce the Growth Management and Phasing Plan. The proposed Phasing Plan currently designates the Property as Phase 2 New Community Area. New Community Area's permit various residential type uses. The Phasing Plan timelines are being reviewed and are subject to change.



On March 24, 2024 the Town of Caledon released an advanced rezoning plan to expedite nearly 35,000 housing units in Caledon within the new urban boundary. The rezoning plan is currently under review and if approved, the Property may be subject to an accelerated timeline for development.

Permitted Uses

RMD-AAA-HDD			
- Accessory Uses	- Drive-Through Service Facility	- Home Occupation	- Personal Service Shop
- Adult Day Centre	- Dry Cleaning or Laundry Outlet	- Hospital	- Pharmacy - Place of Assembly
- Amusement Arcade	- Dwelling, Back-to-Back Townhouse	- Hotel	- Place of Entertainment
- Animal Hospital	- Dwelling, Detached	- Laboratory, Medical	- Place of Worship
- Apartment, Accessory	- Dwelling, Detached, Rear Lane	- Laundromat	- Printing and Processing Service Shop
- Art Gallery	- Dwelling, Semi-Detached	- Library	- Private Club
- Artist Studio and Gallery	- Dwelling, Semi-Detached, Rear Lane	- Live-Work Unit	- Public Transit Depot
- Bakery	- Dwelling, Stacked Townhouse	- Long-Term Care Facility	- Recreation, Non Intensive Restaurant
- Bed and Breakfast Establishments	- Dwelling, Townhouse	- Medical Centre	- Retail Store
- Building, Apartment	- Dwelling, Townhouse, Rear Lane	- Merchandise Service Shop	- Retail Store, Accessory
- Building, Apartment, Senior Citizens	- Emergency Service Facility	- Motor Vehicle Gas Bar	- Retail Store, Accessory Establishment
- Building, Mixed Use	- Environmental Management	- Motor Vehicle Washing Establishment	- Sales, Service and Repair Shop
- Business Office	- Farmers Market	- Multiplex	- School
- Clinic	- Financial Institution	- Municipal Drain	- Seniors Retirement Facility
- Community Centre	- Fitness Centre	- Museum	- Shopping Centre
- Conference Centre	- Forest Management	- Non-Market Housing	- Supermarket
- Convenience Store	- Funeral Home	- Outdoor Seasonal Garden Centre, Accessory	- Training Facility
- Crisis Care Facility	- Furniture Showroom	- Outdoor Display or Sales Area, Accessory	- Veterinary Hospital
- Cultural Centre	- Government Office	- Park	- Video Outlet/Rental Store
- Day Care, Private Home	- Grocery Store	- Patio, Outdoor	- Wellness Centre
- Day Nursery			

EPA1-CCC-HDD	
Additional Permitted Uses:	- Flood or Erosion Control
- Environmental Management	- Recreation, Non-Intensive, Trails
- Forest Management	- Essential Infrastructure

THE AREA

RESTAURANTS:

- BUTTER & CUP CAFE & TEA HOUSE
- SUBWAY
- TIM HORTONS
- ANTICA OSTERIA ITALIAN EATERY LIMITED
- AUTHENTIQUE DELIGHTS INC.
- HARVEY'S
- NANDO'S PERI-PERI
- FIVE GUYS
- KELSEYS
- THE KEG STEAKHOUSE
- JACK'S BRAMPTON
- MOXIES

RETAIL & ENTERTAINMENT:

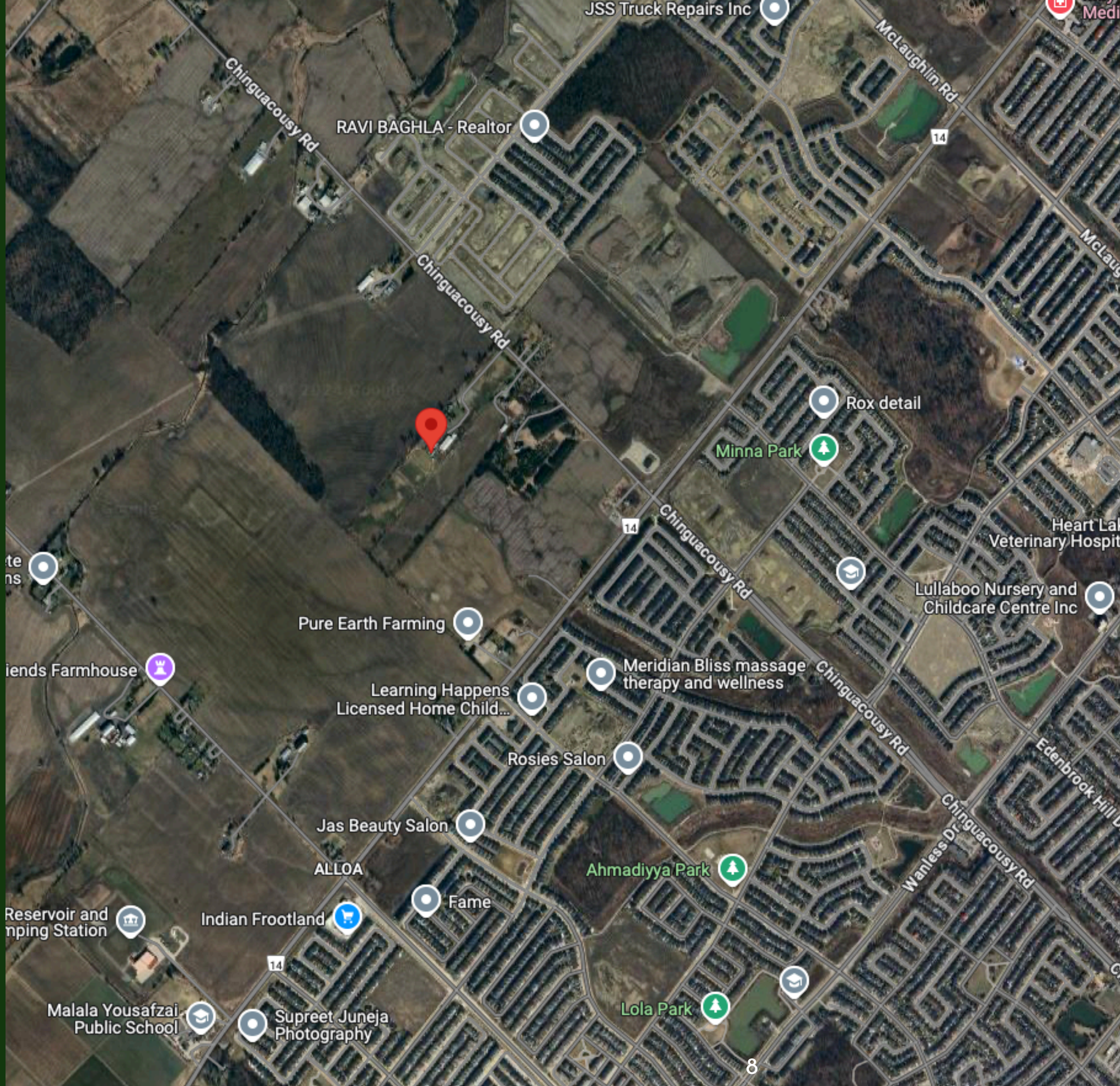
- SOBEY'S
- SHOPPERS DRUG MART
- FOOD BASICS
- METRO
- LCBO
- WALMART SUPERCENTRE
- INDIGO
- FORTINOS
- NO FRILLS
- FOODLAND
- CANADIAN TIRE
- THE HOME DEPOT
- SPORT CHEK
- SILVERCITY BRAMPTON CINEMA

PARKS & RECREATION

- SHEART LAKE CONSERVATION PARK
- TREETOP TREKKING
- CONSERVATION DRIVE PARK
- TURNBERRY GOLF CLUB

TRANSPORTATION & HIGHWAY ACCESS:

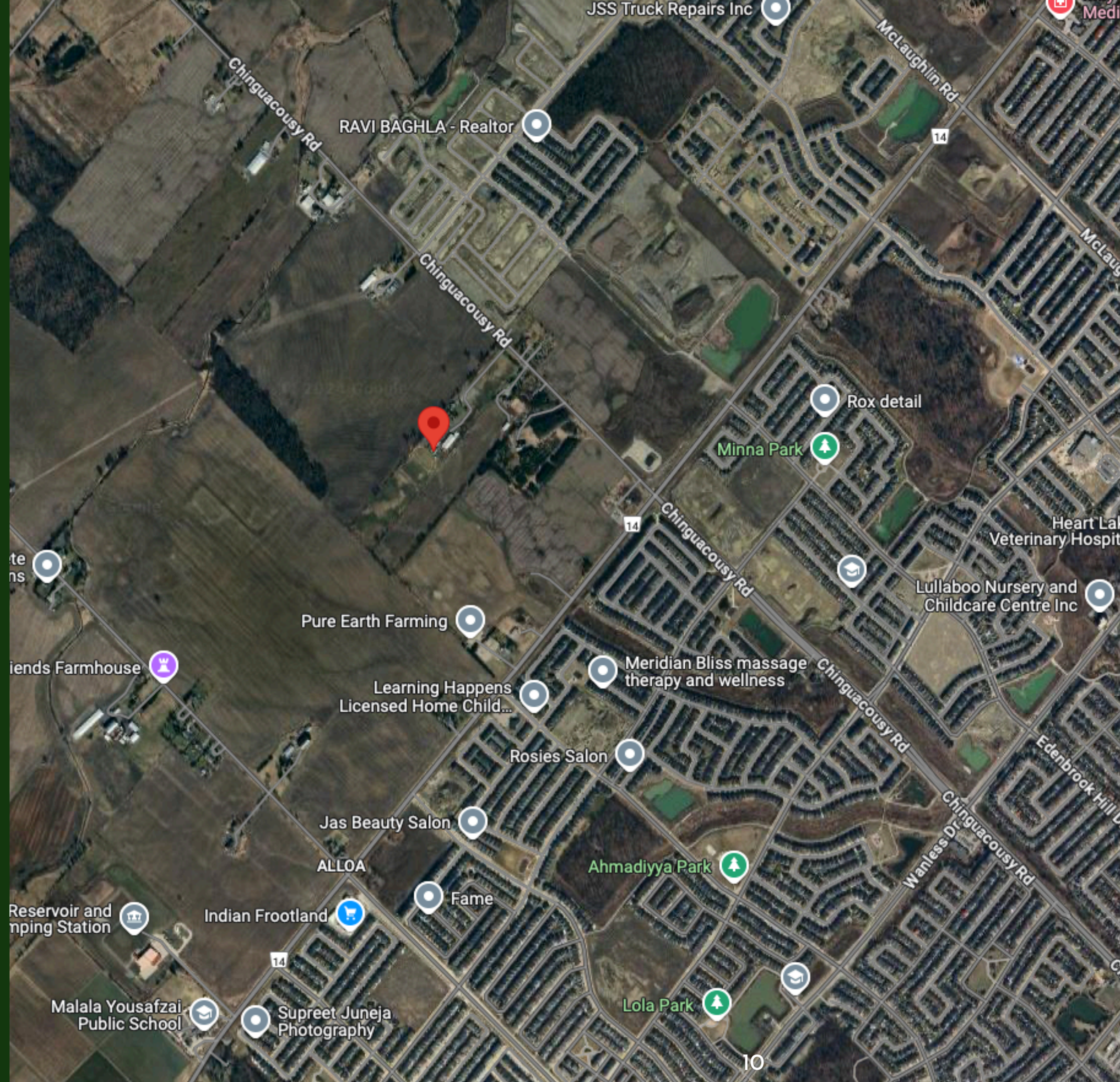
- HWY 410 (5 MIN)
- HWY 407 (17 MIN)
- HWY 401 (26 MIN)
- BRAMPTON CALEDON AIRPORT (6 MIN)
- TORONTO PEARSON INTERNATIONAL AIRPORT (29 MIN)
- DOWNTOWN TORONTO (1HR 2MIN)



NEIGHBOURING DEVELOPERS

The site enjoys a prime location, being conveniently close to neighbouring developments, which enhances its accessibility and attractiveness.

- ARGO DEVELOPMENT CORP
- CALTON DEVELOPMENTS
- CASTLEPOINT
- CASTLERIDGE HOMES
- CORTEVA AGRISCIENCE
- FIELDGATE DEVELOPMENTS
- GOLDEN GATE GROUP
- MATTAMY HOMES
- PARADISE DEVELOPMENTS
- PEEL DISTRICT SCHOOL BOARD
- REMINGTON
- ZANCOR HOMES





URBAN LAND GROUP

THE LAND PEOPLE

SUNNY GAWRI

REALTOR®

SUNNY@URBANLANDGROUP.CA

416-648-4004

KARANVEER SINGH

REALTOR®

KARAN@URBANLANDGROUP.CA

437-870-1714

WWW.URBANLANDGROUP.CA