



553138



A FULLY APPROVED 92-LOT
SUBDIVISION, ZONED AND GRADED IN
THE ORANGEVILLE SUBURBS.



EXECUTIVE SUMMARY

01

Colliers International (the "Advisor"), is pleased to present for sale 553138 Dufferin County Road 16 (the "Property"), a unique residential development opportunity consisting of 31 fully serviced estate lots within a larger approved subdivision totaling 92 lots in Amaranth, Ontario. Situated just west of Orangeville and located on 35.4 acres of gently rolling countryside, the site blends scenic natural surroundings with convenient access to major retail, community, and recreational amenities. The lots feature paved roads, curbs, and municipal water services from Orangeville, offering a ready-to-develop opportunity with minimal upfront work.

The subject property—referred to as the "Verdon Collection"—offers generous average lot sizes of 1 acre and frontage of over 500 feet, with views over Monora Valley Creek, Island Lake, conservation lands, and woodlands. Located just minutes from Highway 10, the site

is well connected to Orangeville's full suite of services including schools, shopping centres, fitness facilities, and healthcare.

The future development site consists of two draft plans of subdivisions which have received draft plan approval. The development is also zoned for Estate Residential (with a holding provision), pending confirmation of adequate services particularly confirmation of the installation of the sewage system for the lots.

With Core Employment and low-rise residential growth being prioritized in the region, and demand for single-family housing remaining resilient, 553138 Dufferin County Road 16 represents a compelling option for builders, developers, or investors seeking a low-density project within commuting distance to the Greater Toronto Area.

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Investment Highlights



LOCATION & ACCESSIBILITY

Located in Amaranth, Ontario, just west of an Orangeville suburb, offering a blend of scenic countryside and proximity to major urban amenities. A 5 minute drive from Highway 10, providing direct commuter access to the Greater Toronto Area.

Close to big-box retail (Walmart Supercentre, Home Depot, Canadian Tire, Zehrs, Metro) and downtown Orangeville's boutique shops and cafés. Surrounded by conservation areas, parks, and recreation facilities, including Mono Cliffs Provincial Park and Hockley Valley Reserve, offering year-round outdoor activities.



MARKET FUNDAMENTALS

Orangeville's detached housing market remains stable and sales velocity stronger than comparable towns west of Toronto.

Detached homes dominate 83% of Dufferin County's low-density housing supply; Orangeville accounts for nearly 19% of Dufferin County's permitted development pipeline.



SITE-SPECIFIC ADVANTAGES

Part of a fully approved 92-lot subdivision, zoned and graded, with subdivision agreement ready for signing. Lots feature paved roads, curbs, and municipal water service from Orangeville—ready for immediate construction.

With generous 1-acre average lot sizes and over 500 feet average frontage, offering premium views over Monora Valley Creek, Island Lake, conservation lands, and woodlands. Gently rolling topography and a rural setting enhance curb appeal and resale potential.



FINANCIAL & STRATEGIC UPSIDE

The site offers the opportunity to acquire either the entire 92-lot subdivision or the 31-lot northern section, providing flexibility in project scale.

Ready-to-build lots reduce upfront time and carrying costs associated with planning and servicing. The site has the potential for strong absorption and resale pricing by positioning product in line with Orangeville's established demand for detached, low-density housing. Strategic location near employment hubs and GTA commuter routes broadens target buyer pool.

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Property Profile

The subject property is located on the west side of County Road 16, west of Orangeville and east of Laurel. The vacant land, is poised for low rise residential development.

A subdivision plan has been done for the land, paved roads are complete with curbs, water supplied by Orangeville, but no sewers as of yet. The lots overlook Monora Valley Creek, Conservation Area, Park & Woods. Ridge lots overlook Orangeville, Island Lake, and Greenbelt.

The lots have paved roads with curbs, services and Orangeville water supply. Orangeville Walmart and other stores are about 5 minutes away.

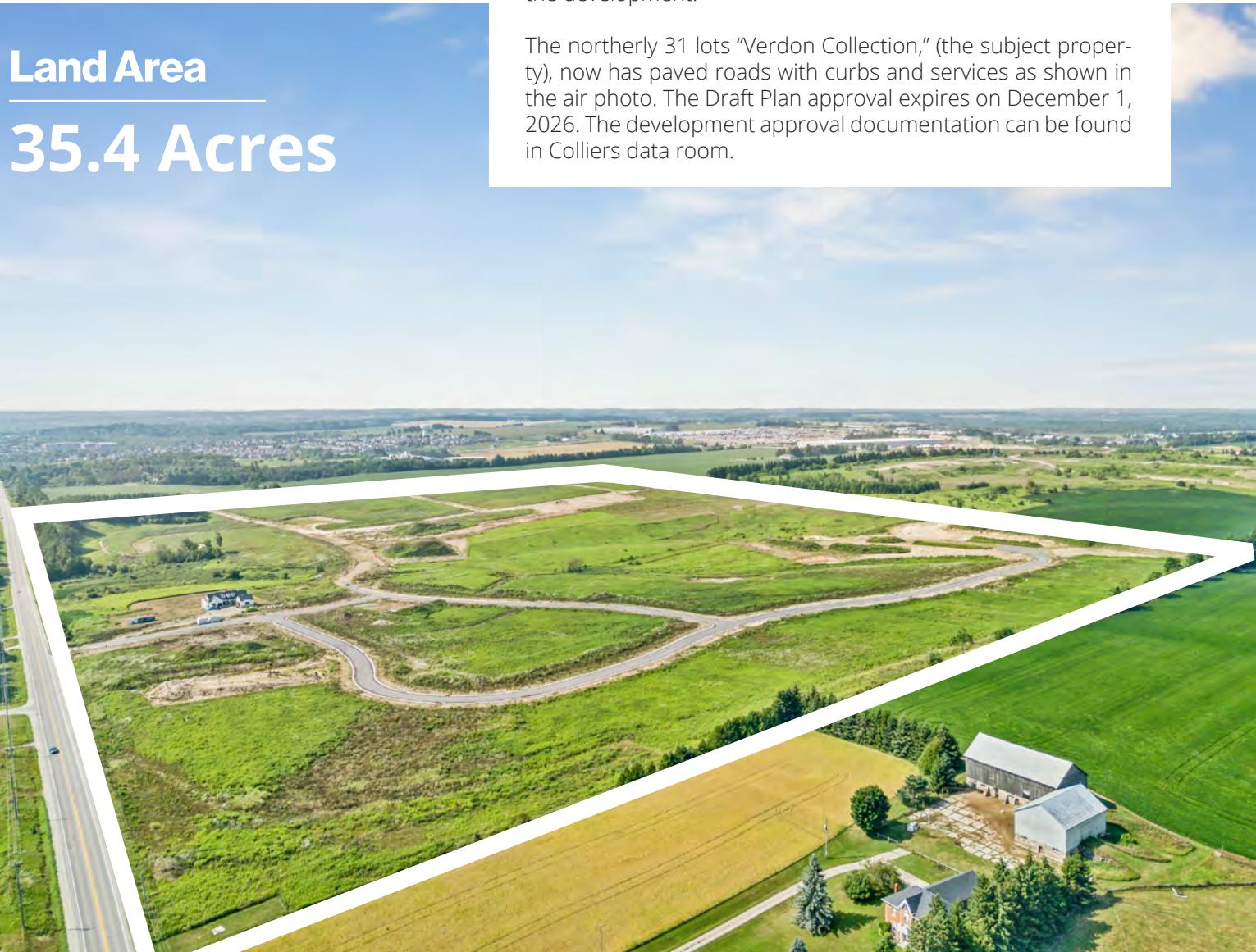
Address	553138 County Rd 16
Municipality	Amaranth
Official Plan	Agriculture
Zoning	Estate Residential Special (ER-5) Zone
Asset Type	Development Land, Low Rise/Detached Housing
Land Area	35.4 Acres
Total Front Feet	16,949 feet
Proposed Number of Buildings	31 Detached Homes on 1 Acre Lots
Number of Lots	31
Average Lot Size	1.11 Acres
Average Lot Frontage	529 Ft
Water Service Type	Municipal (Orangeville)





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Development Overview

**Land Area****35.4 Acres**

The 92-lot subdivision has been approved, zoned, graded and the completed subdivision agreement is ready for signing. The property is fully serviced, apart from the installation of septic tanks which is listed as the reason for the Hold provision on the development.

The northerly 31 lots "Verdon Collection," (the subject property), now has paved roads with curbs and services as shown in the air photo. The Draft Plan approval expires on December 1, 2026. The development approval documentation can be found in Colliers data room.



Area Overview

Orangeville

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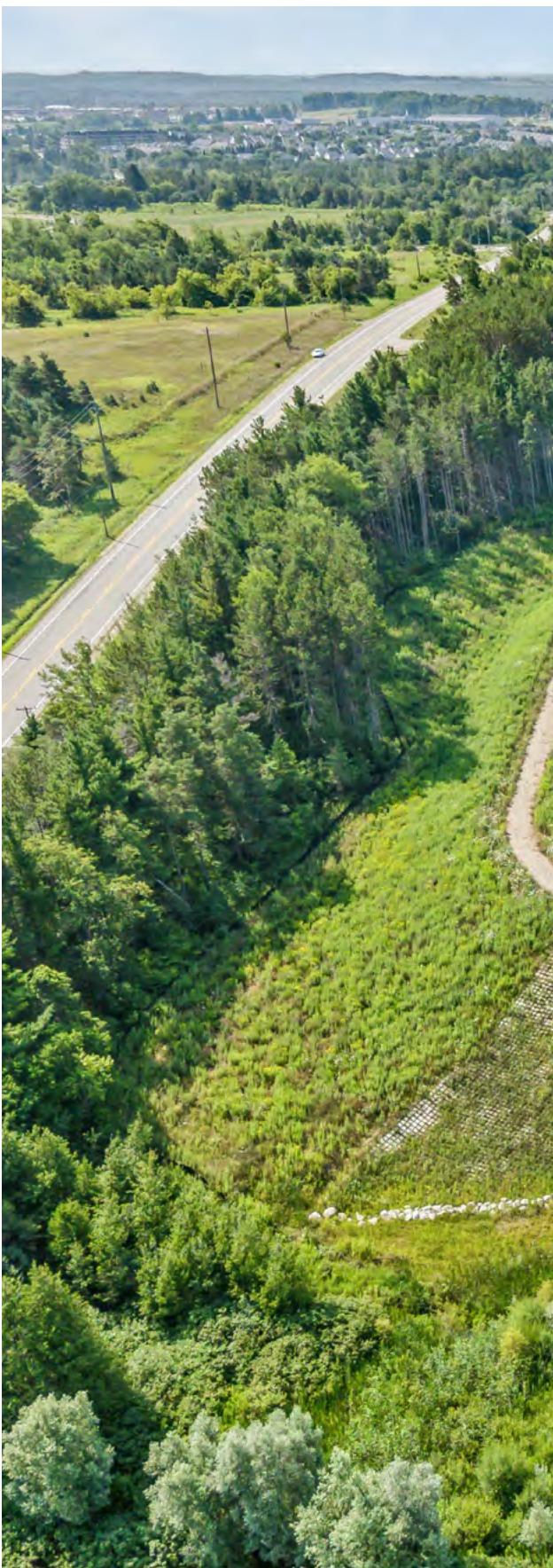
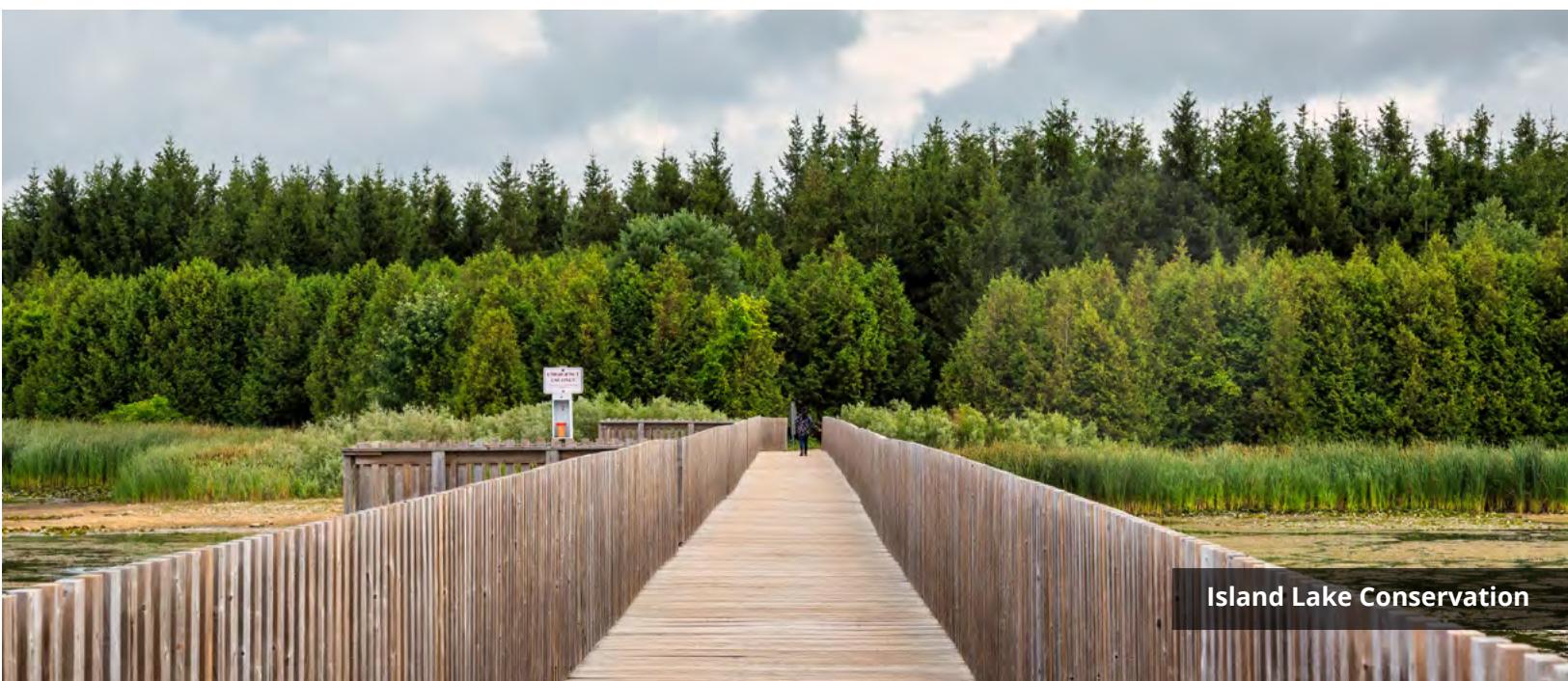
553138 Dufferin County Road 16 is nestled in quintessential southern Ontario countryside: gently rolling hills cloaked in patchworked farmland, interspersed with windbreaks of mature trees and the occasional creek winding through the landscape.

The lots themselves offer expansive open vistas—and on your doorstep are trails, parks, and important conservation areas such as Mono Cliffs Provincial Park, Hockley Valley Reserve and Island Lake Conservation Area with hiking, cycling, and winter skiing just minutes away. It's close enough to amenities in Orangeville yet far enough to escape the noise and bustle: imagine waking to birdsong, exploring rural lanes on bike or foot, and enjoying golden sunsets over stretches of tilled fields.

For community and recreation amenities, you've got excellent options both nearby and in Orangeville. In Mono, the Mono Community Centre and Monora Park Pavilion offer banquet halls, kitchen facilities, sports courts, and a playground—all nestled within scenic parks. In Amaranth, you'll find a similar setup with rentable banquet halls and kitchen-equipped venues, ideal for community events and gatherings. Over in Orangeville, there are two full-service recreation centres—the Tony Rose Sports Centre and Alder Recreation Centre—offering pools, skating rinks, fitness programs, aquafit, courts for basketball and pickleball, plus room rentals for events. Seniors also have the

dedicated Orangeville and District Seniors Centre, which hosts drop-in wellness classes, card games, and social activities. These amenities make this rural lifestyle feel surprisingly connected and community-oriented.

553138 Dufferin County Road 16 offers the peace of rural life with convenient access to a full range of retail amenities just 5 minutes away in Orangeville. The town features major big-box retailers including a Walmart Supercentre, Home Depot, Canadian Tire, and Winners, clustered primarily along First Street and Broadway. Grocery needs are well-covered by Zehrs, Metro, and Shoppers Drug Mart, while additional staples can be found at Dollarama, Dollar Tree, and the local Orangeville Shopping Centre, which also hosts Marshalls, HomeSense, and Michaels. For more personalized shopping, downtown Orangeville offers a walkable stretch of independent boutiques, gift shops, home décor stores, and cafés. Whether you're picking up essentials or browsing for something unique, the area balances small-town charm with the convenience of a complete retail ecosystem.



Demographics

Orangeville is a rapidly growing town located in Dufferin County, approximately 80 kilometres northwest of Toronto. As of the most recent census, Orangeville has a population of over 30,000 residents, with continued growth driven by its appeal to young families, professionals, and retirees seeking a balance between small-town charm and proximity to the Greater Toronto Area (GTA).

The town's median age is in the high 30s, reflecting a balanced mix of working-age adults and children, while household incomes are above the national average, supported by strong employment in healthcare, education, construction, and professional services.

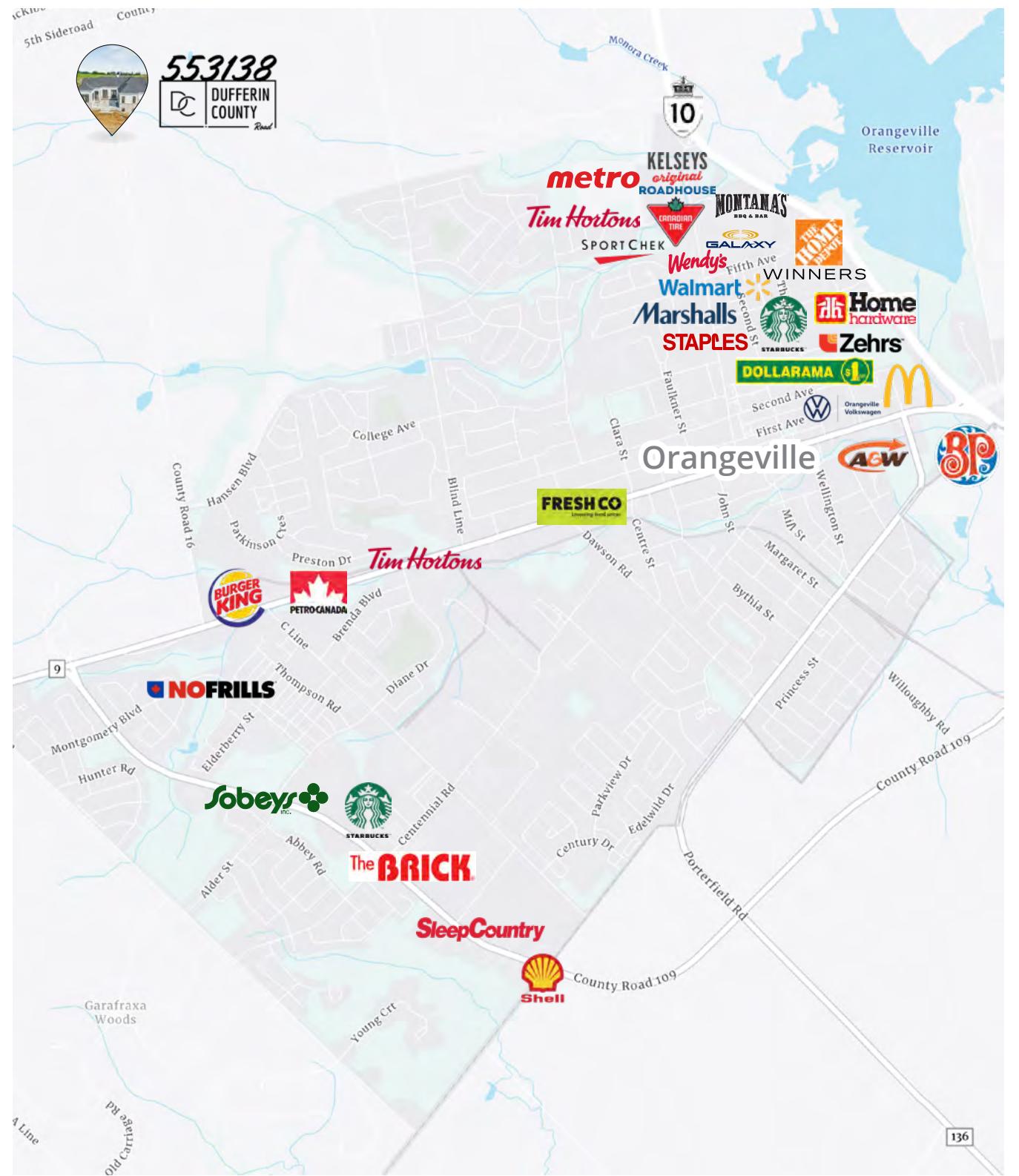
	2021 Total Population	30,167
	Median Age	38.8
	Average Household Income	\$103,000
	Employment Rate	62.4%
	Post-Secondary Education	60%
	Unemployment Rate	10%

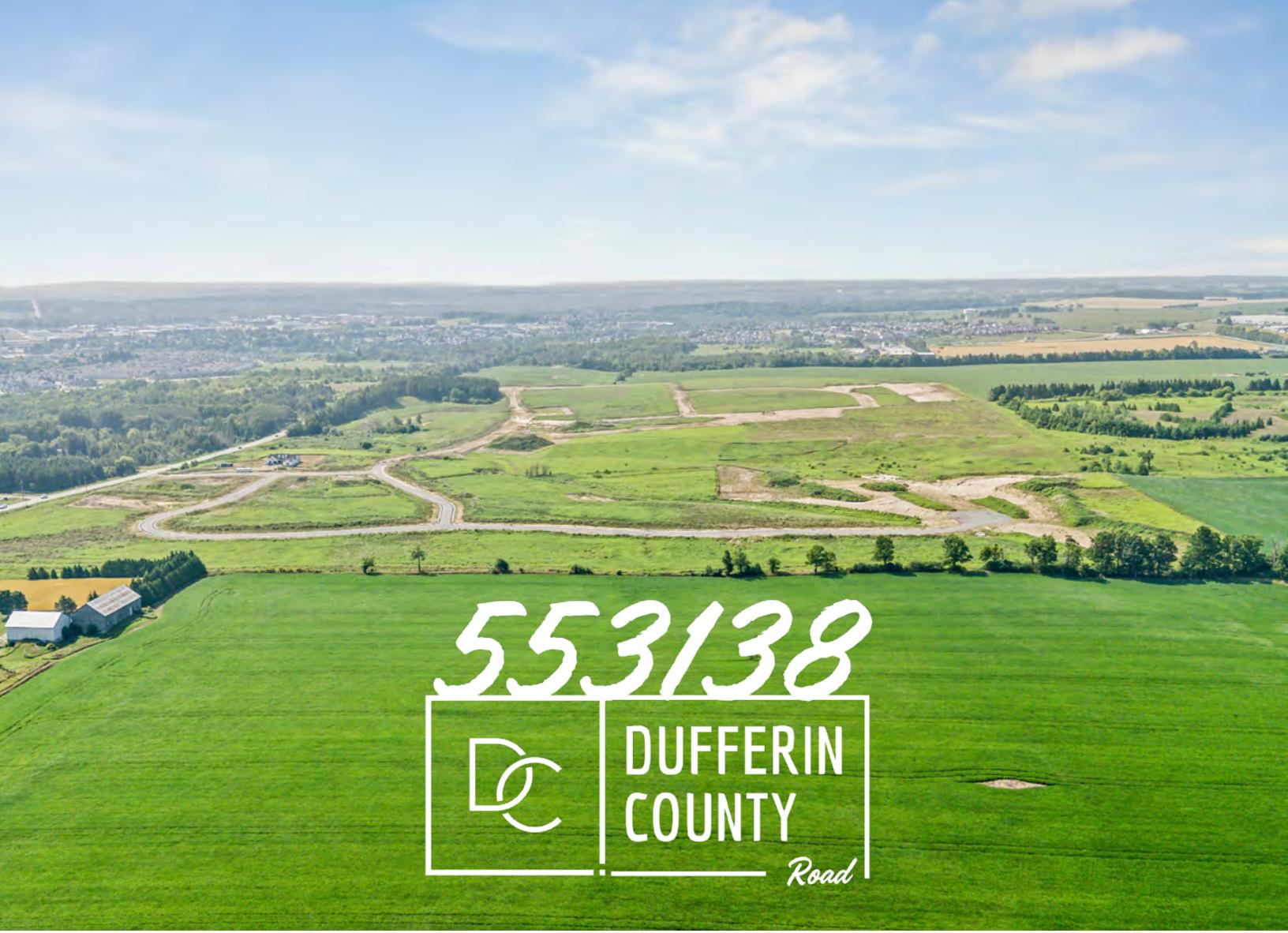
Top-Rated Schools & Community Services

- Orangeville Christian School (700 m)
- Hockley Hills School of Horsemanship (1 km)
- Montgomery Village Public School (1.5 km)
- Project Metrics Solutions Inc. (1.9 km)
- Saint Benedict Elementary School (3.1 km)
- Saint Andrew School (3.6 km)
- Alder Street Recreation Centre (3.8 km)

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Amenities





553138
DC DUFFERIN
COUNTY Road

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