

FOR SALE - 6114 TOWNLINE RD. | SMITHVILLE | ON

**±23 ACRES DEVELOPMENT LAND**  
inside the Urban Area Boudary of Smithville

SUBJECT PROPERTY

DEVELOPABLE AREA

ASKING PRICE: **\$12,000,000**

**TAYLOR WILSON, *Broker***  
+1 905 984 7413 | [taylor.wilson@colliers.com](mailto:taylor.wilson@colliers.com)

**Colliers International Niagara Ltd., Brokerage**  
82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4  
Tel: +1 905 354 7413 | Fax: +1 905 354 8798  
[collierscanada.com/niagara](http://collierscanada.com/niagara)



Accelerating success.

# Listing Specifications



|               |   |
|---------------|---|
| Location      | SW corner of Towline Road & Highway 20  |
| PIN/ ARN      | 460770206/ 260202000922200  |
| Lot Size      | Total Area: ±55 Acres<br>Developable Area: ±23 Acres  |
| Frontage      | ±1,082.68 ft. along Towline Road<br>±767.72 ft. along Highway 20  |
| Zoning        | A - Agricultural<br>EC - Environmental Conservation<br>EP - Environmental Protection  |
| Official Plan | Commercial, Open Space, and Natural Heritage  |
| List Price    | \$12,000,000  |
| Taxes (2025)  | \$3,968.60  |
| Comments      | <ul style="list-style-type: none"> <li>• Prime plaza site in Smithville</li> <li>• Requires a Servicing Plan, Zoning Amendment and Site Plan Amendment</li> <li>• West Lincoln has a servicing plan and developer would need to work together with Municipality and Region</li> <li>• Designated and supported by the municipality as one of Three (3) strategic commercial “nodes” within the Town of Smithville.</li> <li>• Multiple studies already completed by Municipality.</li> <li>• Lot Coverage 50% as per zoning</li> <li>• Will need input from Municipality and Region for access and egress</li> <li>• Planning Opinion Letter available from Upper Canada Consulting</li> <li>• Contact Taylor Wilson for further details</li> </ul> |



CONTACT:

**TAYLOR WILSON, Broker**

+1 905 984 7413 | [taylor.wilson@colliers.com](mailto:taylor.wilson@colliers.com)

# Aerial Photos

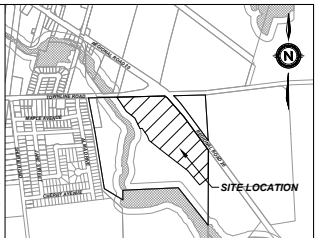
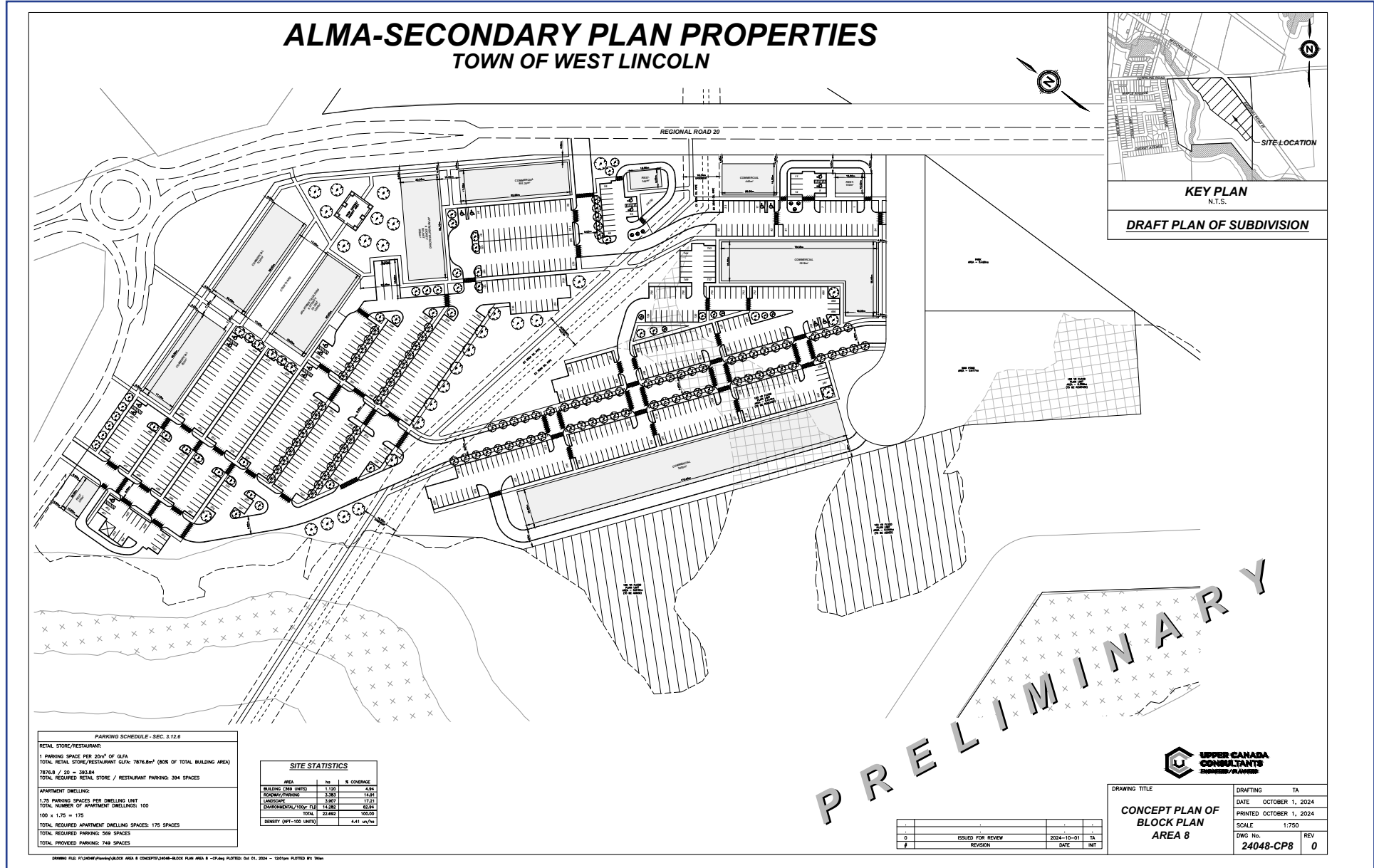
Colliers



# Concept Plan



## ALMA-SECONDARY PLAN PROPERTIES TOWN OF WEST LINCOLN



**KEY PLAN**  
N.T.S.  
**DRAFT PLAN OF SUBDIVISION**

**PARKING SCHEDULE - SEC. 3.12.6**

RETAIL STORE/RESTAURANT:  
1 PARKING SPACE PER 20m<sup>2</sup> OF G.L.F.A.  
TOTAL RETAIL STORE/RESTAURANT G.L.F.A: 7876.8m<sup>2</sup> (BOX OF TOTAL BUILDING AREA)  
7876.8 / 20 = 393.84  
TOTAL REQUIRED RETAIL STORE / RESTAURANT PARKING: 394 SPACES

APARTMENT DWELLING:  
1.75 PARKING SPACES PER DWELLING UNIT  
TOTAL NUMBER OF APARTMENT DWELLINGS: 100  
100 x 1.75 = 175  
TOTAL REQUIRED APARTMENT DWELLING SPACES: 175 SPACES  
TOTAL REQUIRED PARKING: 569 SPACES  
TOTAL PROVIDED PARKING: 749 SPACES

| SITE STATISTICS         |        |   |                       |
|-------------------------|--------|---|-----------------------|
| AREA                    | NO.    | % | COMPOSITE             |
| BUILDING (S&P UNITS)    | 6,120  |   | 4.34                  |
| ROADWAY/PARKING         | 3,387  |   | 14.47                 |
| LANDSCAPE               | 3,907  |   | 17.41                 |
| ENVIRONMENTAL/100% FILL | 14,282 |   | 62.83                 |
| TOTAL                   | 22,696 |   | 100.05                |
| DENSITY (OPT-100 UNITS) |        |   | 4.41 u/m <sup>2</sup> |

**PRELIMINARY**

| NO. | ISSUED FOR REVIEW | DATE       | BY |
|-----|-------------------|------------|----|
| 0   |                   | 2024-10-01 | TA |
| 1   | REVISION          | DATE       | BY |

**UPPER CANADA CONSULTANTS**  
ENGINEERS/PLANNERS

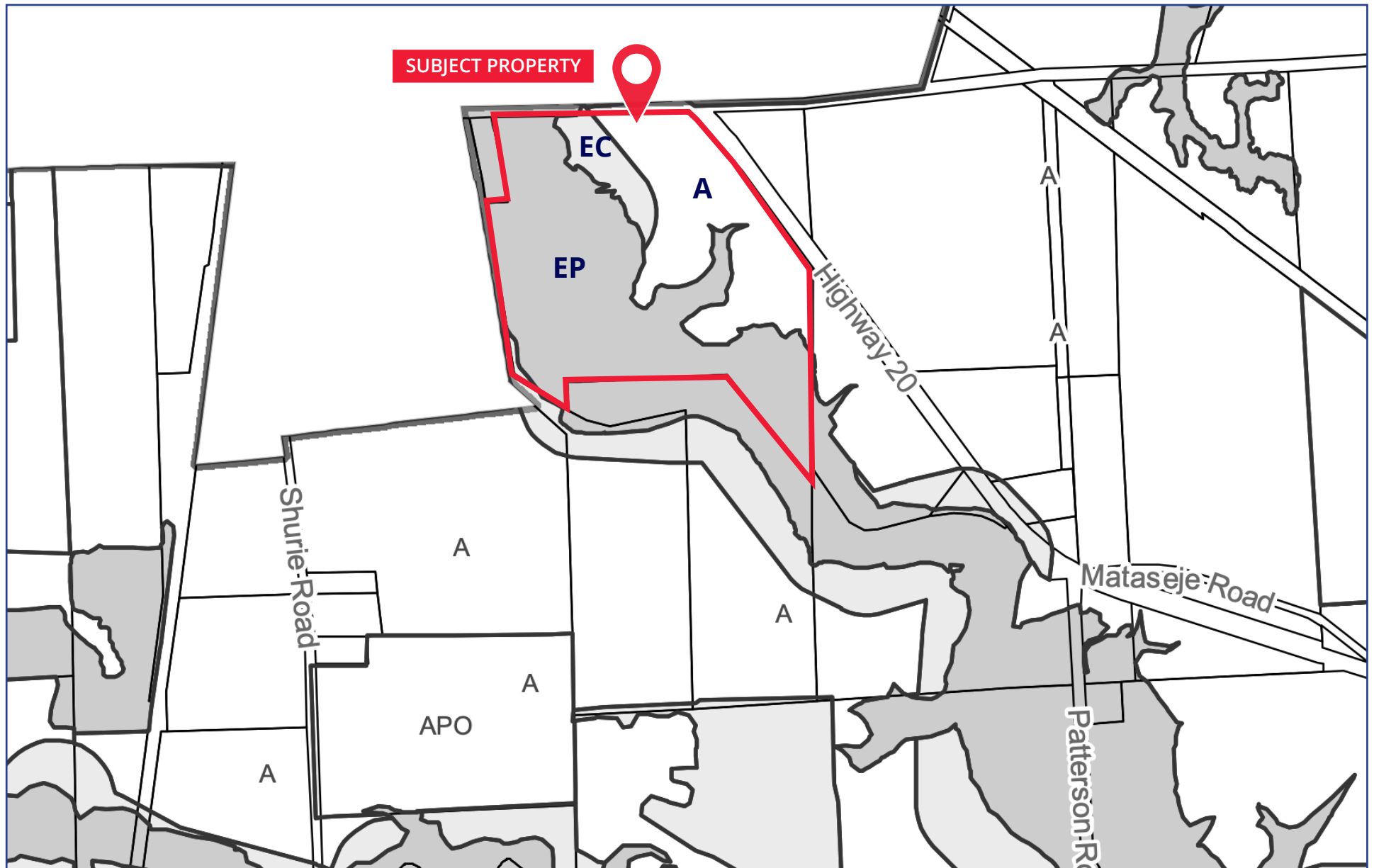
DRAWING TITLE: **CONCEPT PLAN OF BLOCK PLAN OF AREA 8**

|          |                 |
|----------|-----------------|
| DRAFTING | TA              |
| DATE     | OCTOBER 1, 2024 |
| PRINTED  | OCTOBER 1, 2024 |
| SCALE    | 1:750           |
| DWG. No. | 24048-CP8       |
| REV      | 0               |

ISSUING FILE: P:\24048\Planning\BLOCK AREA 8 CONCEPT\24048-BLOCK PLAN AREA 8 -CP8.dwg PLOTTED: Oct 01, 2024 - 1:02pm PLOTTED BY: 186m

# Property Zoning

Colliers

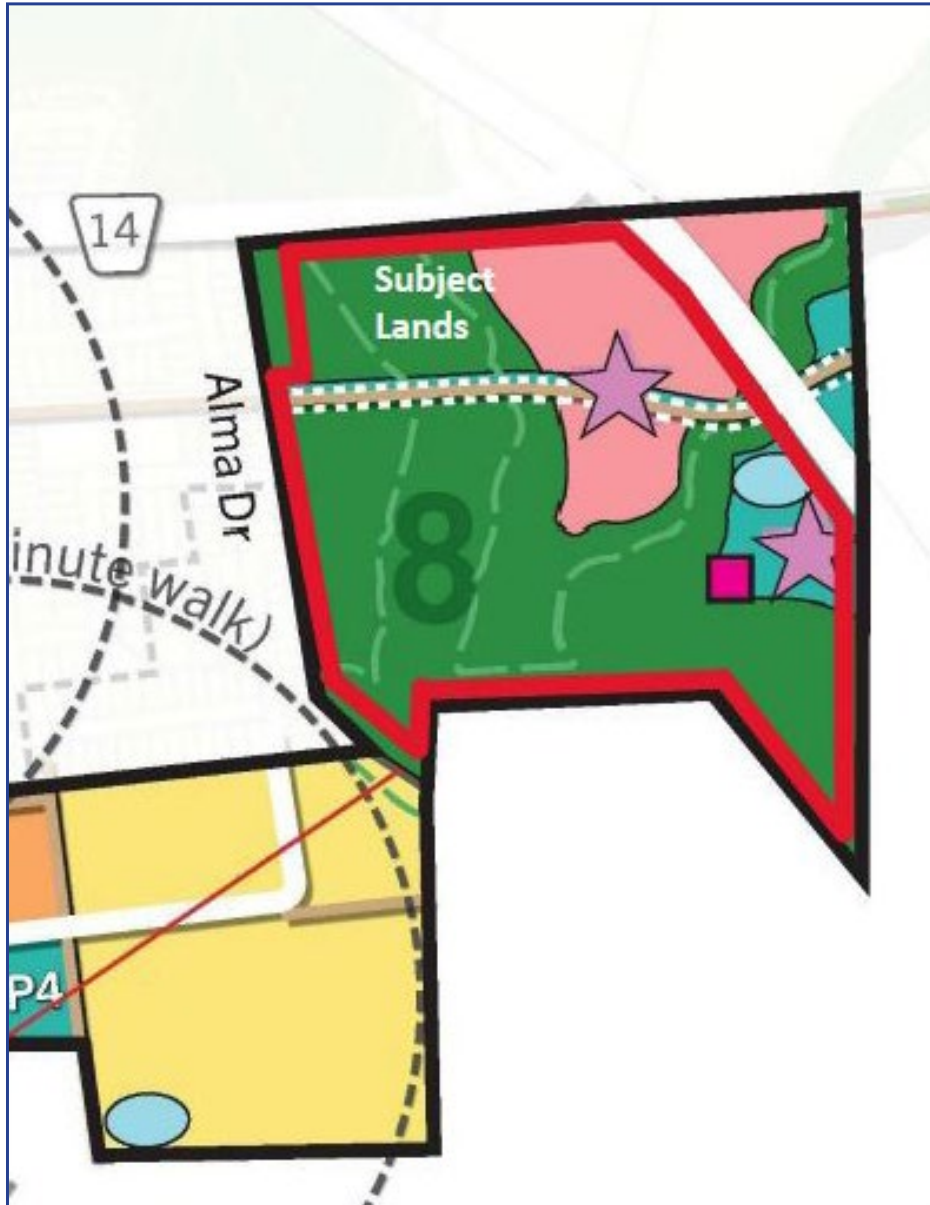


# Property Official Plan



## Approval of Township of West Lincoln Official Plan Amendments No. 62 and 63 - Planning and Economic Development Committee

PDS 11-2023 - Wednesday, April 5, 2023



\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026*

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2026. All rights reserved. *Colliers International Niagara Ltd., Brokerage*

VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

## About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at [corporate.colliers.com](https://corporate.colliers.com)

## CONTACT:

---

**Taylor Wilson, Broker**

+1 905 984 7413 | [taylor.wilson@colliers.com](mailto:taylor.wilson@colliers.com)

---

### **COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE**

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

[www.collierscanada.com/niagara](https://www.collierscanada.com/niagara)

