

HAMLET OF BELFOUNTAIN

POTENTIAL FOR ESTATE LOTS



BELFOUNTAIN, ON

**226
ACRES**



THE CREDIT RIVER



FORKS OF THE CREDIT PROVINCIAL PARK

HAMLET OF BELFOUNTAIN

POTENTIAL FOR ESTATE LOTS

SIZE

±226.3 acres

DEVELOPABLE ACREAGE

±119.9 acres

LOT FRONTAGE

±3,021.91 feet on Shaws Creek Road
±2,570.50 feet on Mississauga Road

CALEDON OFFICIAL PLAN

Settlement Area, Environmental Policy Area

NIAGARA ESCARPMENT PLAN

Minor Urban Centre, Escarpment Rural Area, Escarpment Protection Area and Escarpment Natural Area

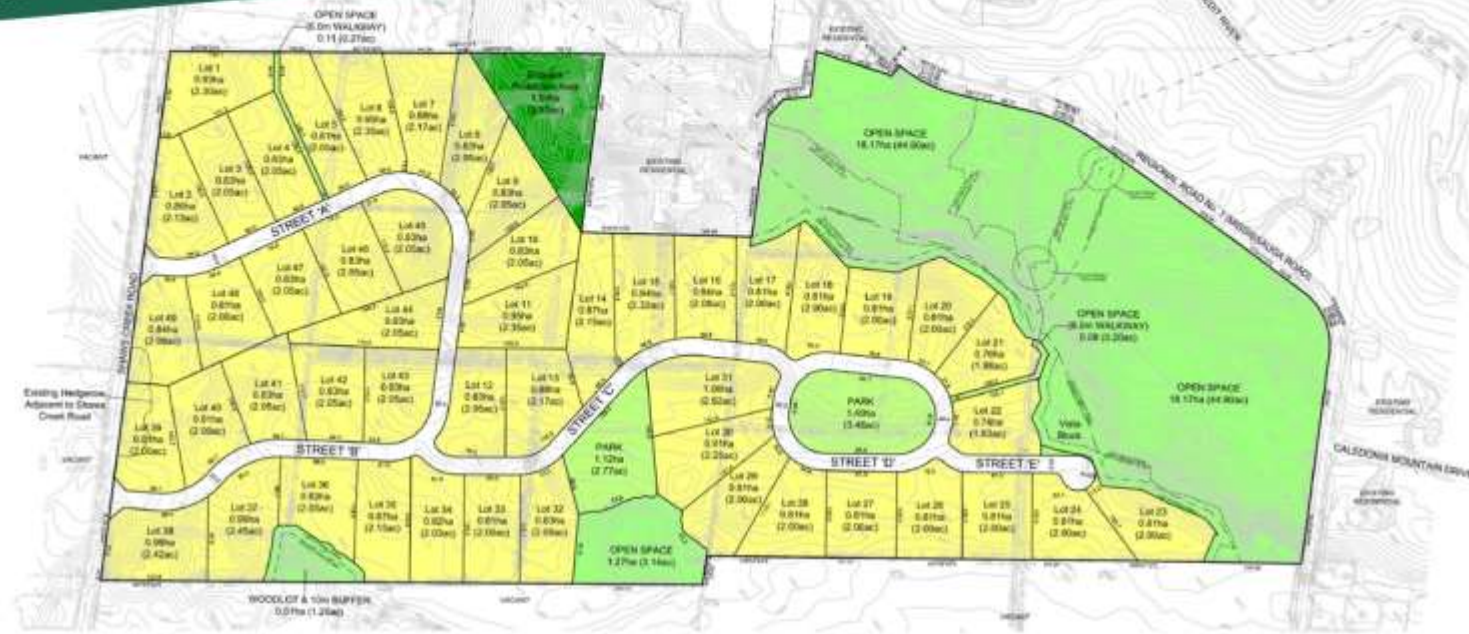
ZONING

Niagara Escarpment Development Control Area

DEVELOPMENT INFORMATION

- Draft plan of subdivision application was previously submitted. Pre-consultation meeting with Town's Development Application Review Team required prior to draft plan of subdivision resubmission
- Extensive technical studies and field work, as well as consultation with Belfountain Community Planning Organization, have been undertaken to support the draft plan of subdivision application
- Concept plan proposes 49 estate lots with an average lot size of 2.1 acres. Proposed lot frontages range from 56 feet to over 300 feet
- 6.03 acres of parkland with almost 50 acres of open space located on-site including scenic walkways providing contiguous recreational area and woodlot for future residents
- Top of bank staked in 1994, and reviewed in 2014
- Future development to be serviced by private well and septic systems; suitable aquifer available

CONCEPT PLAN



DEVELOPMENT CONCEPT PLAN

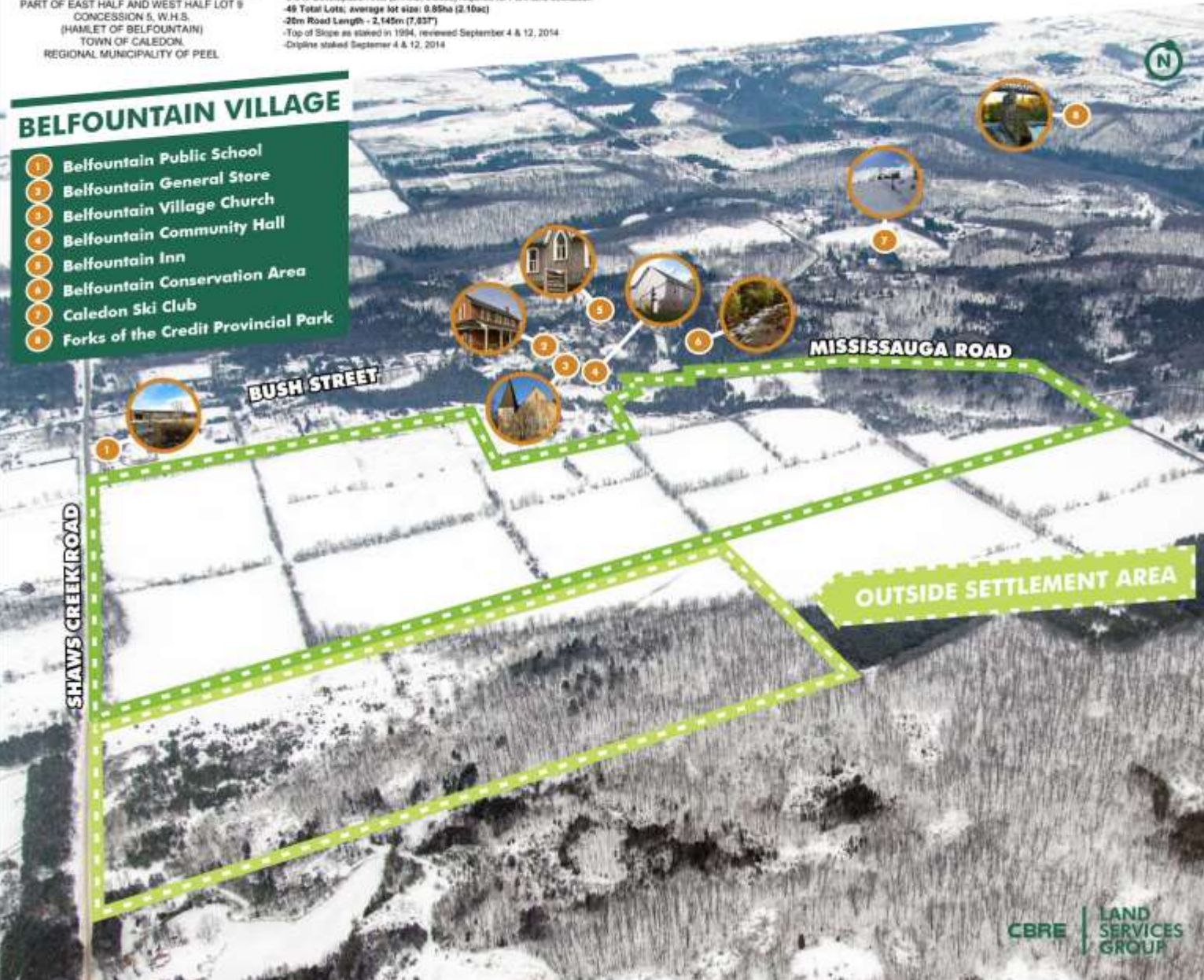
PART OF EAST HALF AND WEST HALF LOT 9
CONCESSION 5, W.H.S.
(HAMLET OF BELFOUNTAIN)
TOWN OF CALEDON,
REGIONAL MUNICIPALITY OF PEELE

NOTES

- Developable Area (excludes Open Space, Woodlot, & Bobolink Protection Area) = 48.52ha (119.89ac)
- 5% of Developable Area (2.42ha, 6.03ac) required for Park land dedication
- 49 Total Lots, average lot size: 0.95ha (2.10ac)
- 2km Road Length = 2,145m (7,037')
- Top of Slope as staked in 1994, reviewed September 4 & 12, 2014
- Driveline staked September 4 & 12, 2014

BELFOUNTAIN VILLAGE

- 1 Belfountain Public School
- 2 Belfountain General Store
- 3 Belfountain Village Church
- 4 Belfountain Community Hall
- 5 Belfountain Inn
- 6 Belfountain Conservation Area
- 7 Caledon Ski Club
- 8 Forks of the Credit Provincial Park



IN PROXIMITY TO
THE CREDIT RIVER +
FORKS OF THE CREDIT
PROVINCIAL PARK

ALL OUTLINES ARE APPROXIMATE

OFFERING PROCESS

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the online document centre are to complete the CA and return it to: LSGGTA@CBRE.COM

DOCUMENT CENTRE

- Concept Plan
- Draft Visual Impact Report
- Stage 1 and Stage 2 Archaeological Assessment
- Draft Cultural Heritage Assessment
- Draft Tree Inventory Report
- Slope Stability Report
- Urban and Architectural Design Guidelines
- Phase 1 ESA Report
- Water Supply Assessment
- Property Tax Bill
- Application Status Update
- MOE Technical Guidelines for Sewage/Water

OFFER SUBMISSIONS

All submissions are requested to be submitted on the Vendor's Agreement of Purchase and Sale provided for initial review.

Based on the submissions received, the Vendor may proceed negotiating with one or more parties with the intention of executing the Agreement of Purchase and Sale.

SUBMISSIONS SHOULD BE MADE TO:

Ian Hunt

ian.hunt@cbre.com

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ASKING PRICE: \$6,450,000

DRIVING TIMES FROM SITE



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