



4227 Penetanguishene Road

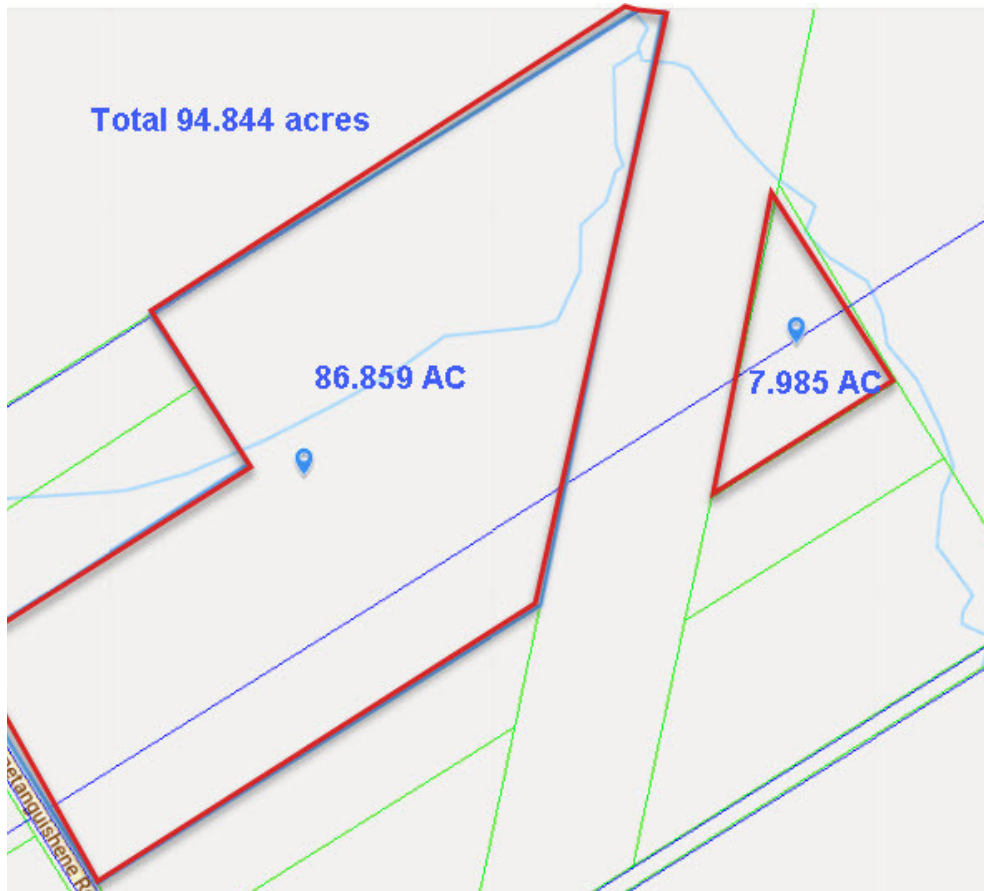
Springwater, ON
MLS#40403738

Land For Potential Future Development



PROPERTY DETAILS

- **For Sale:** \$1,999,900
- **Total Lot Size:** 94.84 AC
- **Developable:** Estimated to be 12 -13 AC
- **Zoning:** Agriculture & Environmental Protection
- **OP:** Natural Heritage Environmental Protection 2
 - Estimated 12 -13 AC of Urban Residential Special Policy - Area 1
- **Taxes:** \$1,935.10, Seller applies to the Conservation Land Tax, must be applied for yearly.
- Located just north of Hwy 400 outside of Hillsdale. Two parcels - one is +/- 86 acres, the second is +/- 7.5 acres - split by hydro corridor.
- Front large parcel has frontage on Penetanguishene Road, back small parcel is landlocked.



Agricultural Permitted Uses

- Single detached dwelling
- Agricultural use
- Hobby kennel
- Conservation and wildlife sanctuary
- Veterinary clinic
- Equestrian facility
- Market garden or farm produce sales outlet
- Home occupation
- Home industry
- Bed & breakfast establishment
- Radio, television, telephone, or other communications tower
- Passive outdoor recreation use
- Public use

OFFICIAL PLAN



Legend

	Urban Residential		Natural Heritage Environmental Protection 1
	General Commercial		Natural Heritage Environmental Protection 2
	Institutional		Open Space
	Business Park		Transportation Network Improvements



The Special Policy Areas shown on Schedule "A-7" relate to lands presently shown as Natural Heritage Environmental Protection Category 1. These lands are under review to determine their Natural Heritage significance. Subject to the completion of an EIS to the satisfaction of the Township and relevant agencies, the future use of these lands should they be determined not to have Natural Heritage significance shall be Urban Residential in Special Policy Area 1.

Settlement Area Policies

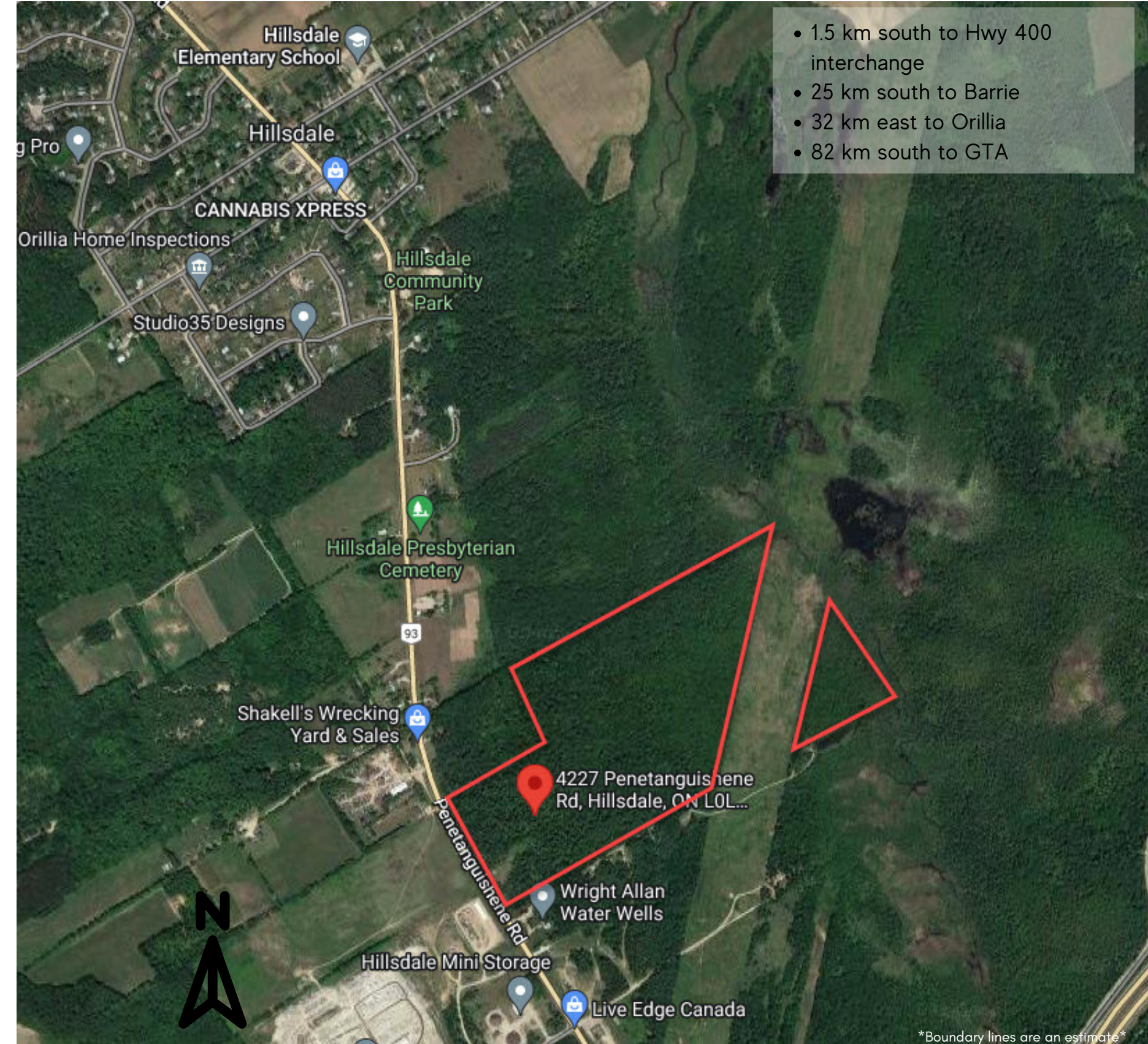
Springwater Official Plan

Springwater Zoning



PROPERTY AERIALS

LOCATION



PROJECT TEAM

Squarefoot Commercial Group is a specialized commercial real estate group. Our associates focus on sales and leasing, repurposing, and repositioning commercial real estate assets. We continue to be actively involved in selecting the best intensification sites for communities slated to be the fastest growing communities in Simcoe County and north of the GTA, as identified in the Ontario Growth Plan.

Squarefoot Commercial Group has an all-encompassing due diligence process - developed over 60+ years - to investigate, evaluate and recommend the highest and best use for our clients projects, assets and specific needs.

Squarefoot Commercial Group

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Testimonials
Portfolio of Work Experience

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