

EXISTING URBAN BOUNDARY

FUTURE URBAN BOUNDARY

Subject Property

Highway 20

Highway 14

For Sale

# ±56 acres in Smithville

## Low and Medium Density Residential Development Opportunity

\*Boundaries are approximate

# Lennard:

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\*Sales Representative \*\*Broker | Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.



# Executive Summary

Lennard Commercial Realty (“the Advisors”) has been exclusively retained by the Vendor to coordinate the sale of ±56 acres of land in two adjoining parcels located in Smithville, with PINs #460550112 and #460551544 (“the Subject Property”).

## Land Use Context

The Official Plan Amendment (OPA 62 & 63) for Smithville designates 540 hectares as new development land, to be brought into Smithville’s urban boundary, and the Subject Property is among the first sites to receive water and sewer infrastructure under this new plan. Smithville is projected to grow to 29,000 inhabitants and create 7,360 jobs by 2051.

## Opportunity

The Seller has engaged a Planner who has created a concept plan for 228 single detached homes and 111 towns, for a total of 339 units on the Subject Property.

Please submit offers to:

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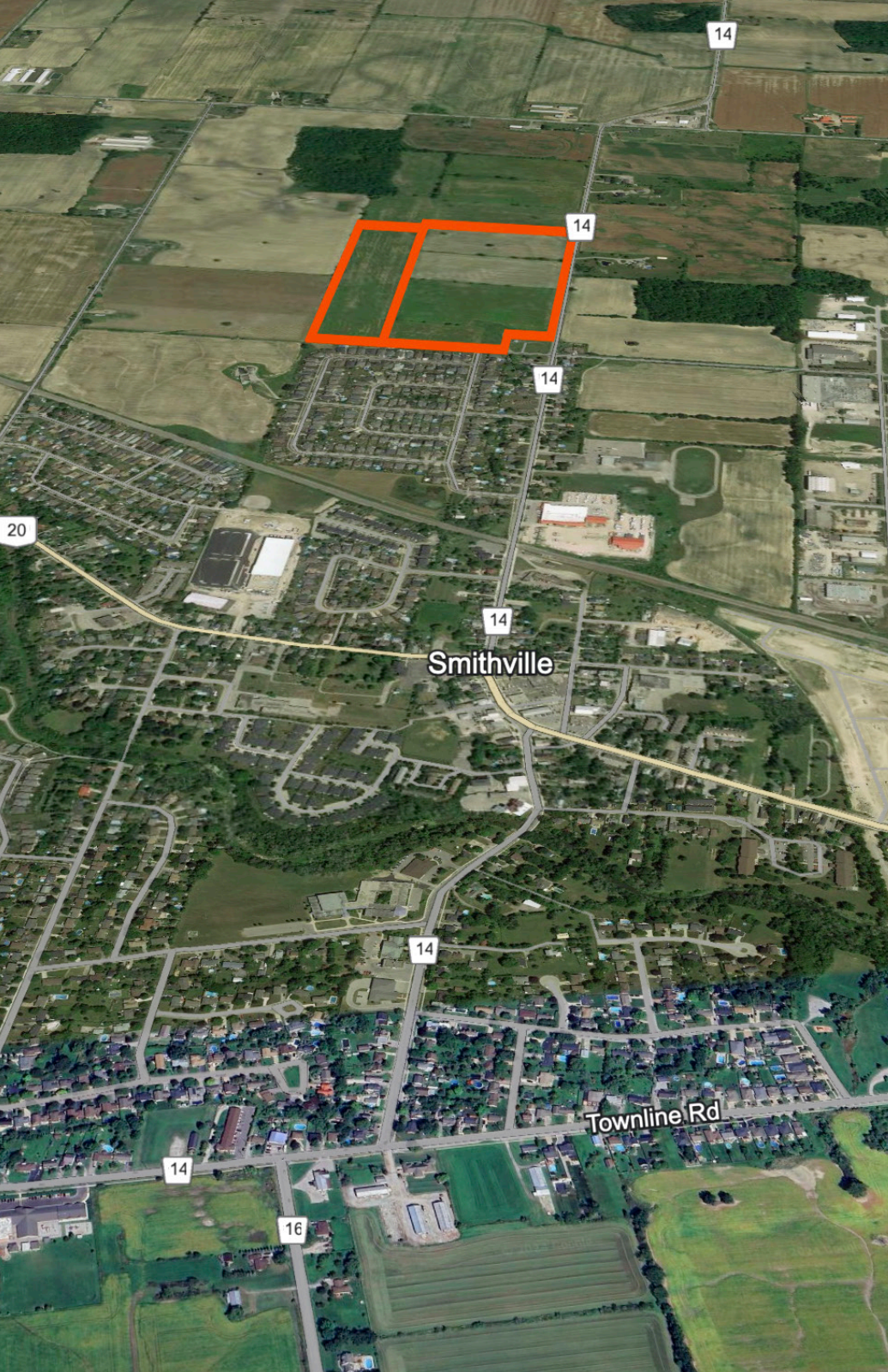
awarren@lennard.com

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**Lennard Commercial Realty, Brokerage**

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Markham, ON L3R 0C9







Highview Survey

BURLINGTON

HAMILTON

Subject Property

SMITHVILLE

Grimsby

Lincoln

Grassie

Fulton

Caistor Centre

Caistorville

Tyneside

Blackheath

Empire Corners

Caledonia

Sims Locks

Canborough

Wellandport

Middleport

Tintern



# Low and Medium Density Development Land Opportunity in Smithville



Total Lot Size  
**±56 acres**



Seller  
**2650687 Ontario Ltd.**



Offered at  
**\$19,500,000 (±\$348,000 per net acre)**



PINS and Legal Descriptions

**460550112 (±17.02 acres) - CON 8 PT LOT 8**

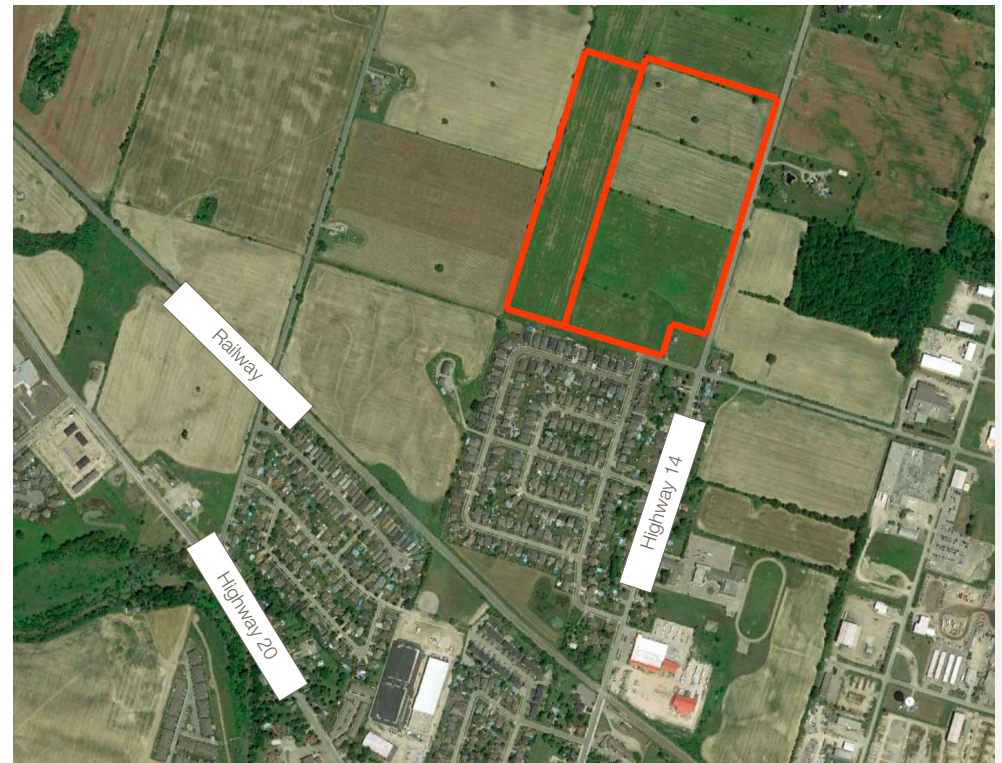
**460551544 (±39.36 acres) - SOUTH GRIMSBY CON 8 PT LOT 8 RP 30R13579 PT PART 1**

## Location

The Town of Smithville is about to experience dramatic, well-planned and highly anticipated growth, and the Subject Property is located in Block 1A of Phase 1 of that growth.

Close to the tourist attractions of the Niagara Region to the east and the urban conveniences of Hamilton, just 40 minutes to the west, Smithville is strategically positioned on Highway 20, a key east-west corridor in the Niagara Peninsula. Currently, the town is home to approximately 6,000 residents and hosts a variety of industries and businesses. The urban boundary expansion plan, which is well underway, will add an additional 540 hectares to Smithville, effectively doubling the community's size and leading to a projected population of about 29,000 by 2051.

Nestled in the heart of the Niagara Peninsula, Smithville is a quaint community, perfectly situated along Highway 20, offering easy access to the stunning Niagara Escarpment, renowned wineries, and the urban amenities of Hamilton. Smithville combines the tranquility of small-town living with a wealth of conveniences, including diverse shopping, dining, and entertainment options.



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# Concept Plan

## CONCEPT SITE PLAN

ADDRESS:

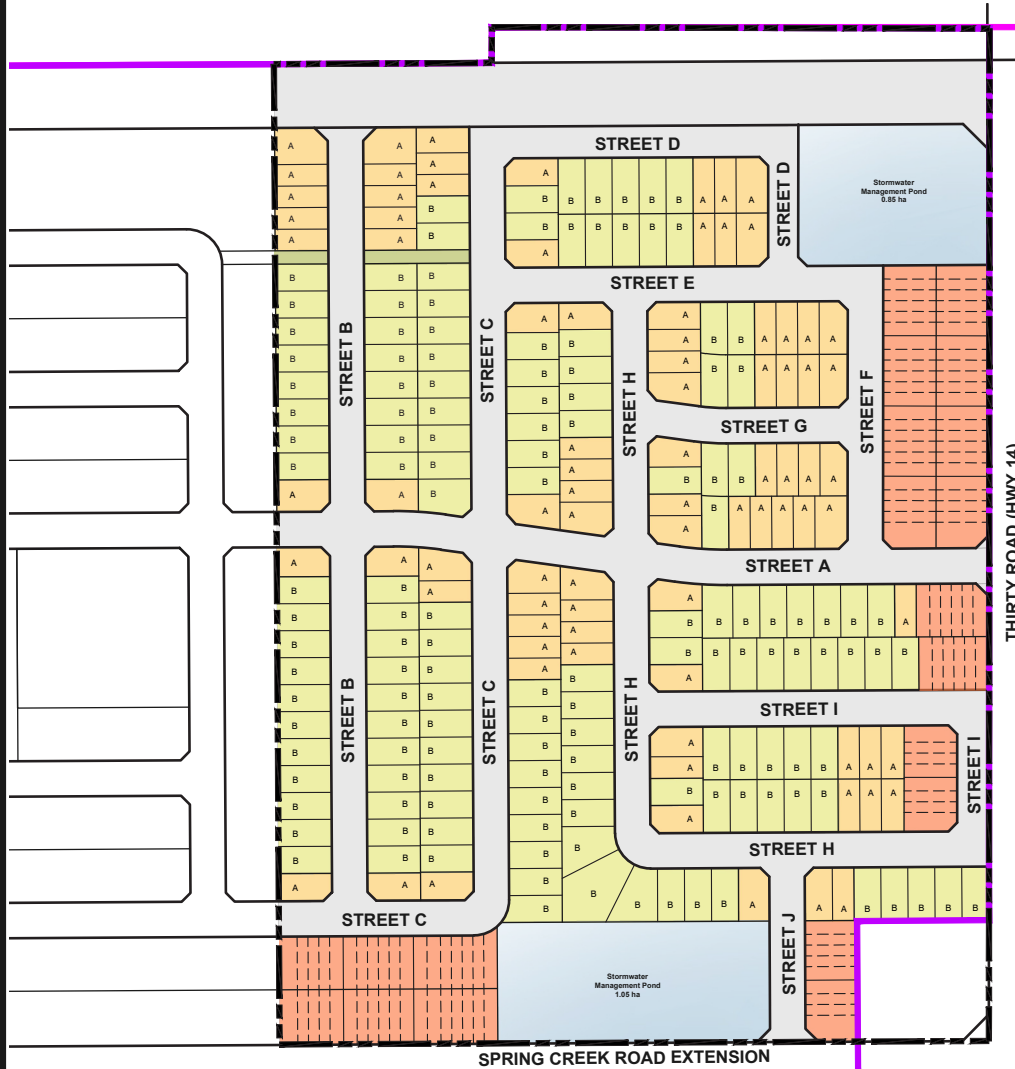
Project No:  
18506

Scale:  
1:2500

Drawing No:  
CDP-01

March 7, 2023

Designed By: EC



### Schedule of Land Use

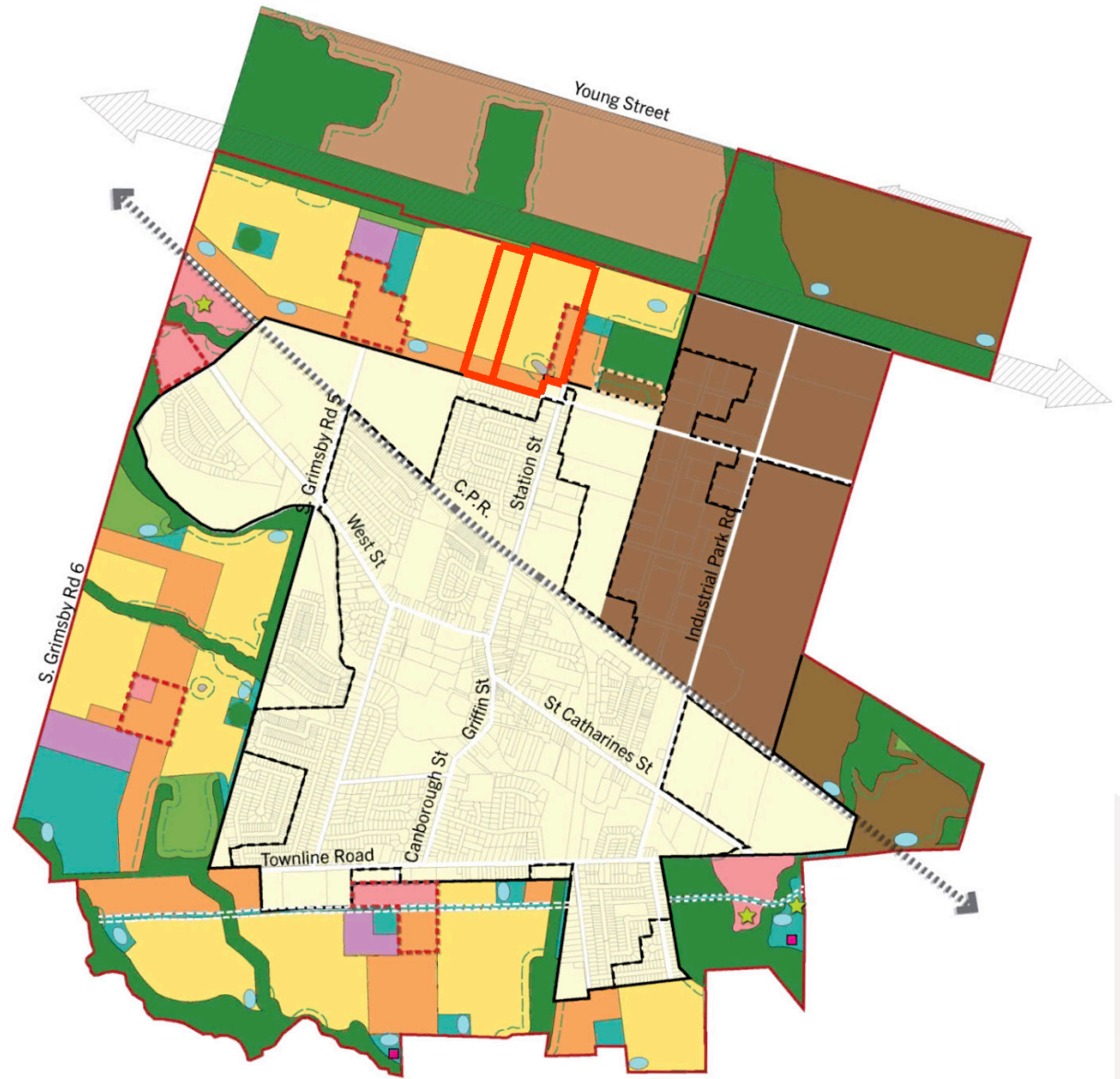
Description		Residential Units	Area (ac)
Minimum Lot Width 12.19m (40')	A	85	6.33
Minimum Lot Width 15.24m (50')	B	143	16.51
<b>Total Single Detached</b>		<b>228</b>	<b>22.83</b>
Street Townhouse Minimum Lot Width 6.10m (20')		111	5.76
<b>Net Developable Total</b>		<b>339</b>	<b>28.59</b>
Stormwater Management Pond			4.69
Parkland and Trails			1.73
Right of Way			17.92
Future Development			1.31





# Smithville Master Community Plan (OPA 63)

- Smithville Master Community Plan currently in Phase 3: gaining approval from Niagara Region for OPA 62 (which will add lands to the Smithville Urban Area and update growth forecasts and minimum targets for intensification) and OPA 63 (which will implement the land use designations, infrastructure policies and mapping set out by Smithville MCP and establish a Development Staging Plan).
- The lands of this offering are subject to OPA 62 and OPA 63 and settlement has been reached for the parts of these OPAs that impact the Subject Property.



LEGEND		Urban Place-Types	Non-Urban Place-Types	Infrastructure / Corridors	
	Existing Urban Boundary		Residential		Proposed SWM Facility
	Built-up Area		Medium Density		Proposed Sanitary Pumping Station
	Existing Community Area		Mixed Use Node		Gas Pipeline
	Existing Employment Area		Commercial		Hydro Corridor
	Proposed Urban Boundary		Open Space		Existing Rail Corridor
			Community Facility		
			Employment		
			Restricted Employment		
				Agriculture - Related Use	
				Natural Heritage System (NHS)	
				Conceptual Buffer	
				Recommended Restoration Area	
				Potential Restoration Area	
				Wetlands for Further Review	

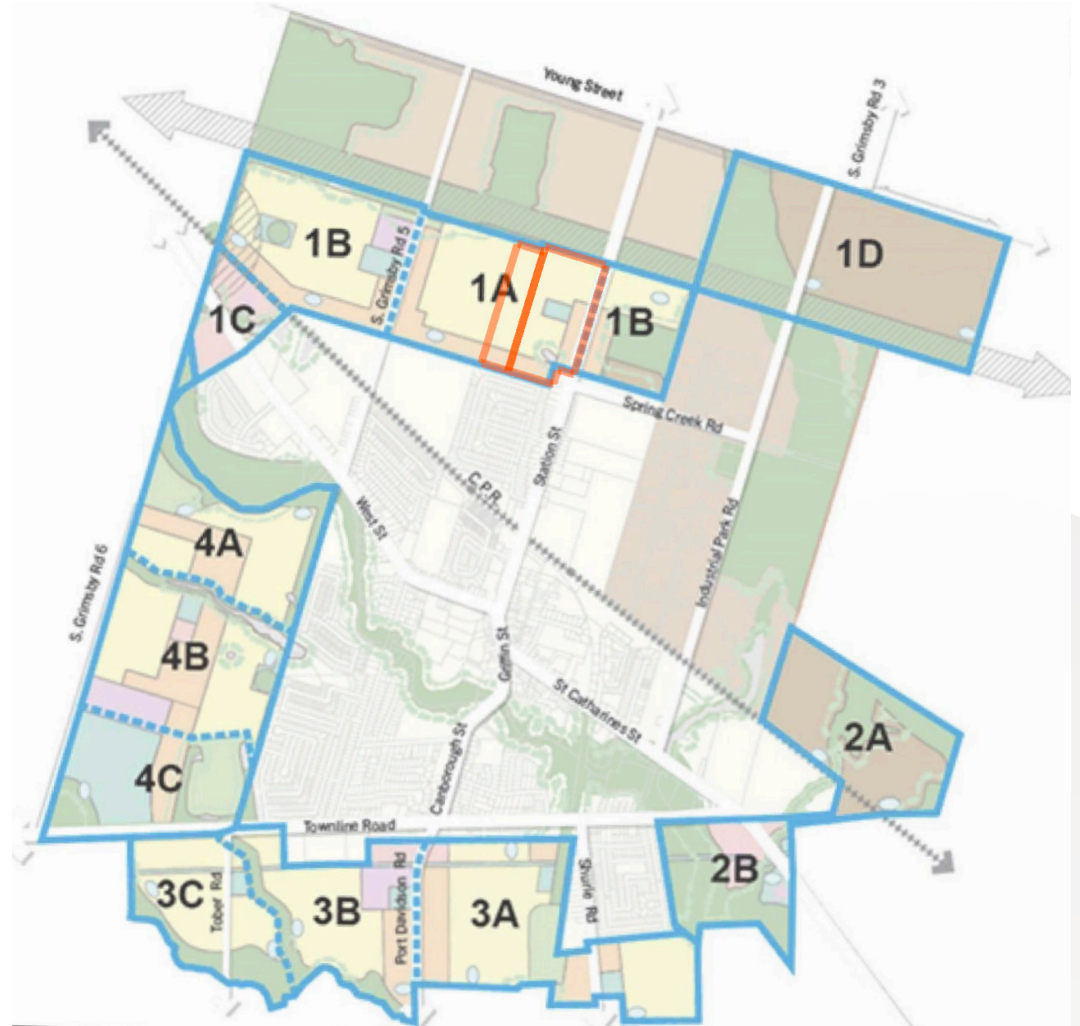




# Servicing

## OPA 63 Schedule P Smithville MCP Development Staging Plan

- The urban boundary expansion will effectively double the size of the community of Smithville, and increase population to an expected 29,000 by 2051, making a phasing plan essential to ensure services are delivered in a structured manner.
- The subject properties are in Phase 1 of the staging plan within “[Water & Wastewater Master Servicing Plan](#)”
- The Township is still in the process of preparing the cost sharing language for the Official Plan and has set up meetings to discuss.
- A landowners group for the north of Smithville is being formed to cover the costs of infrastructure, parks, and community facilities in this area. There has been one preliminary meeting (as of June, 2024).



**Lennard:**



# Amenities Map



Subject Property

St. Martin Catholic Elementary School

West Lincoln Community Centre

John Calvin School

DOLLARAMA

Benjamin Moore

Home hardware

ServiceOntario

Smithville Pharmacy

A&W

FOODLAND

SUBWAY

Rock Street Park

Smithville Animal Hospital

Smithville Christian High School

St. Catharines Street

Thirty Road

Spring Creek Road

Industrial Park Road

Wade Road

Amborough St

Townline Road