



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



BOLTON DEVELOPMENT LANDS

142 ACRE PROPERTY • URBAN DESIGNATION ON 35.8 ACRES • PREMIER BOLTON LOCATION

www.MoffatDunlap.com • 905.841.7430

KEY FACTS

SIZE

142 acres of which 35.8 acres in Urban Area

LOCATION

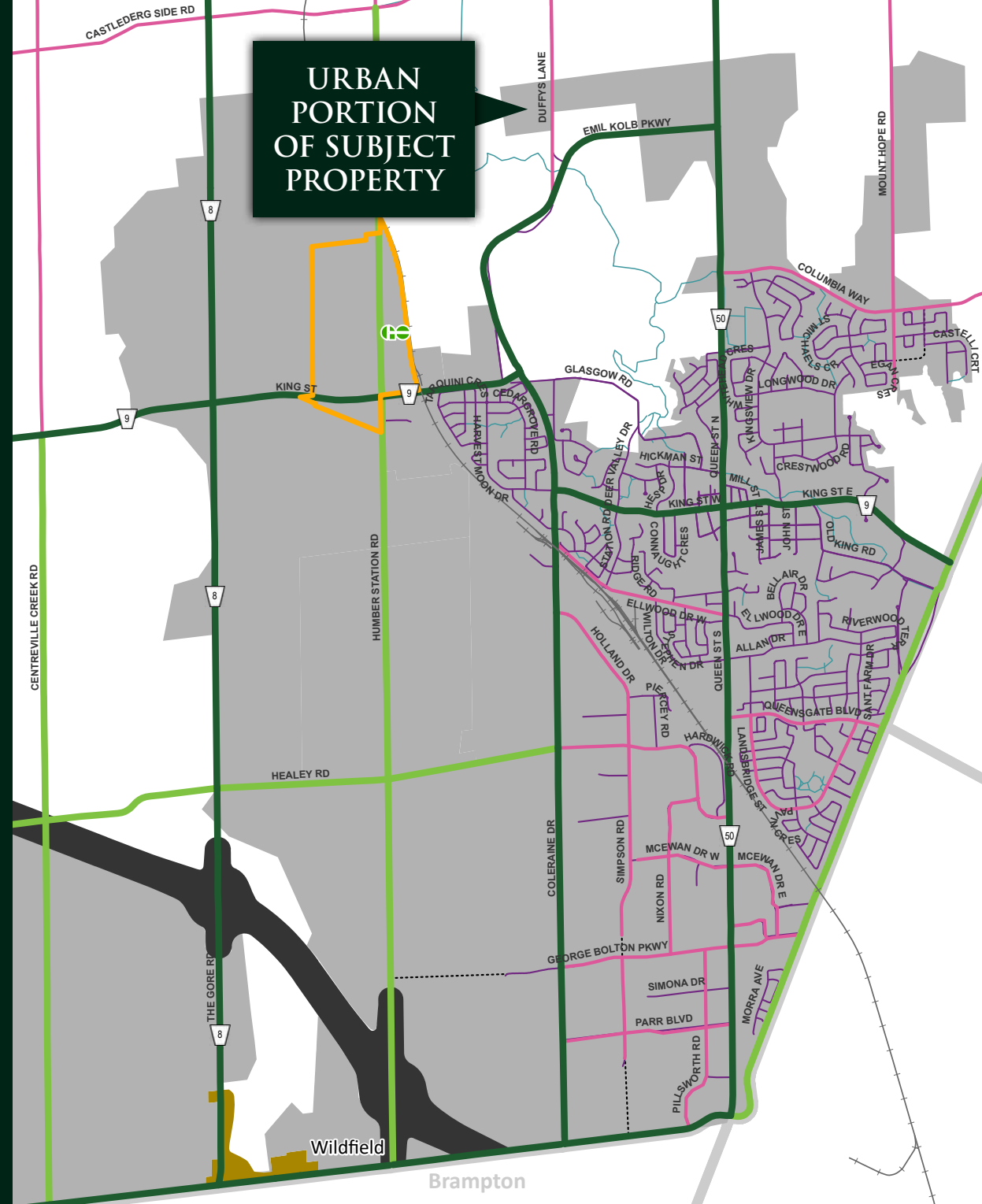
14674 Duffy's Lane, Bolton, Ontario
Town of Caledon, Region of Peel

AREA INFLUENCES

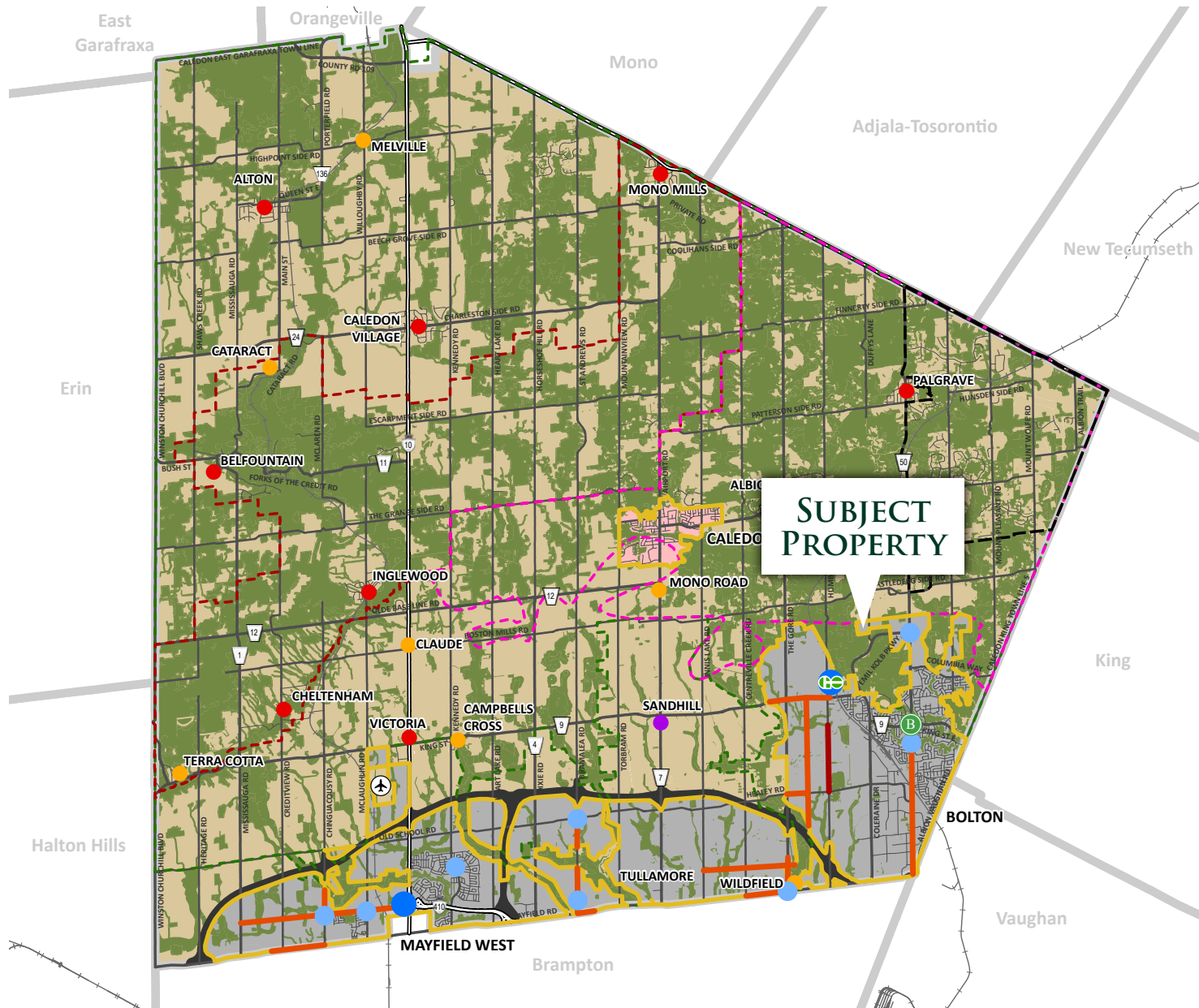
- Proposed Highway 413 south of Bolton
- Planned Caledon GO Station/
Transit Hub nearby

SUMMARY

One of the few available designated urban
development parcels in Bolton



THE LOCATION



Draft Schedule "A1" Town Structure

Town of Caledon Official Plan

- | | |
|---|---|
| <ul style="list-style-type: none"> Municipal Boundary Protection Context <ul style="list-style-type: none"> Oak Ridge Moraine Plan Area Boundary Greenbelt Plan Boundary Niagara Escarpment Plan Area Boundary Agricultural and Rural Areas Environmental Policy Area Rural Community Context <ul style="list-style-type: none"> Village Hamlet Rural Employment Centre Palgrave Estate Residential Community | <ul style="list-style-type: none"> Urban Community Context <ul style="list-style-type: none"> Urban Area Town Centre Urban Area Urban Centres Neighbourhood Centres Downtown Bolton Urban Corridor Knowledge and Innovation Corridor Mobility Network <ul style="list-style-type: none"> Caledon GO Station Highways Protected Transportation Corridor Rail Brampton Airport |
|---|---|

Sources: Town of Caledon; Region of Peel; Province of Ontario
Projection: UTM NAD83 Zone 17

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, not as a guide to navigation. The Town of Caledon shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

0 1 2 4 6 8 km



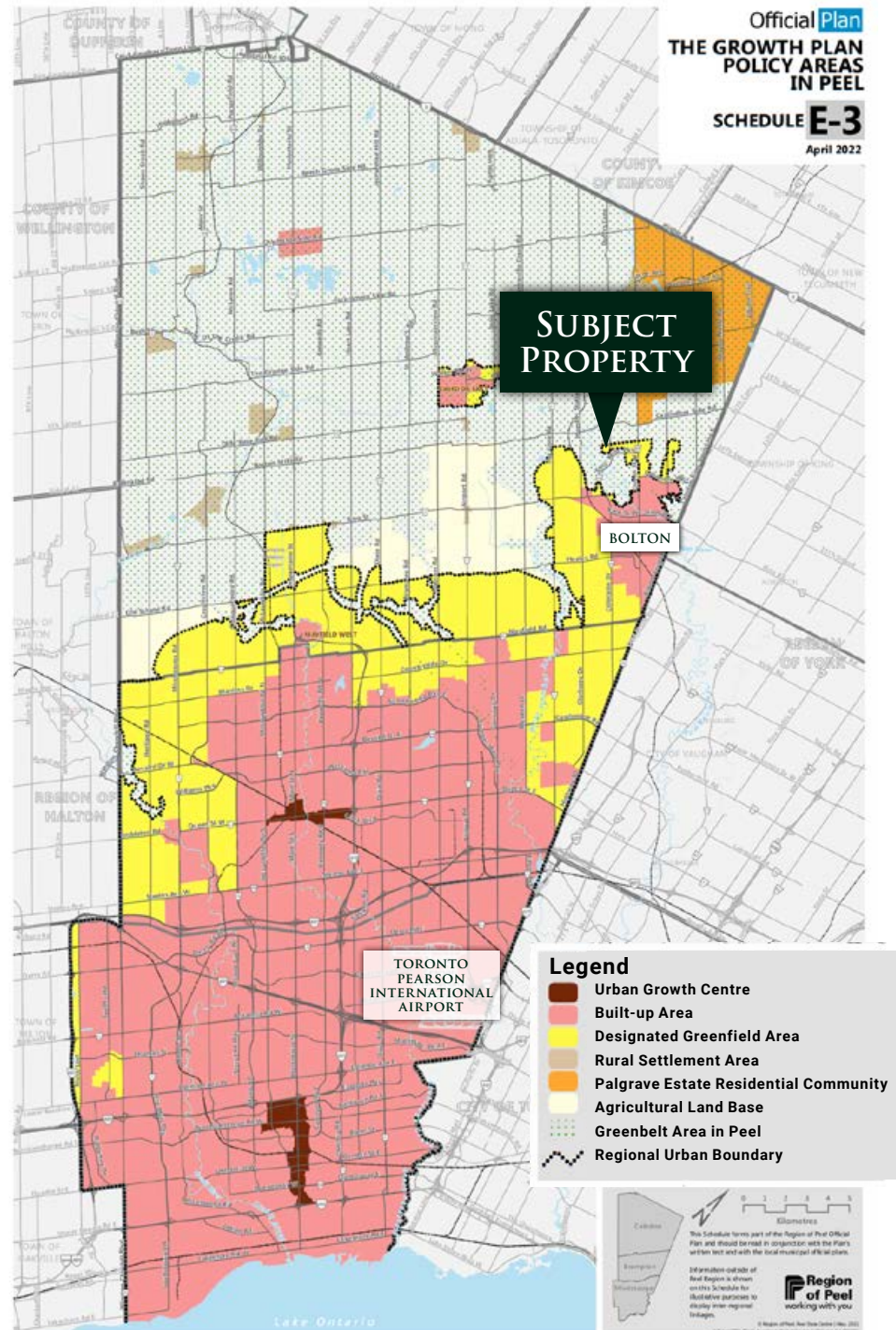
PEEL OFFICIAL PLAN 2022

DESIGNATED GREENFIELD AREA

Designated Greenfield Areas are lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan.

SOURCE

Caledon Draft Official Plan, Vol. 1, policy section 3.8 Managing Growth.



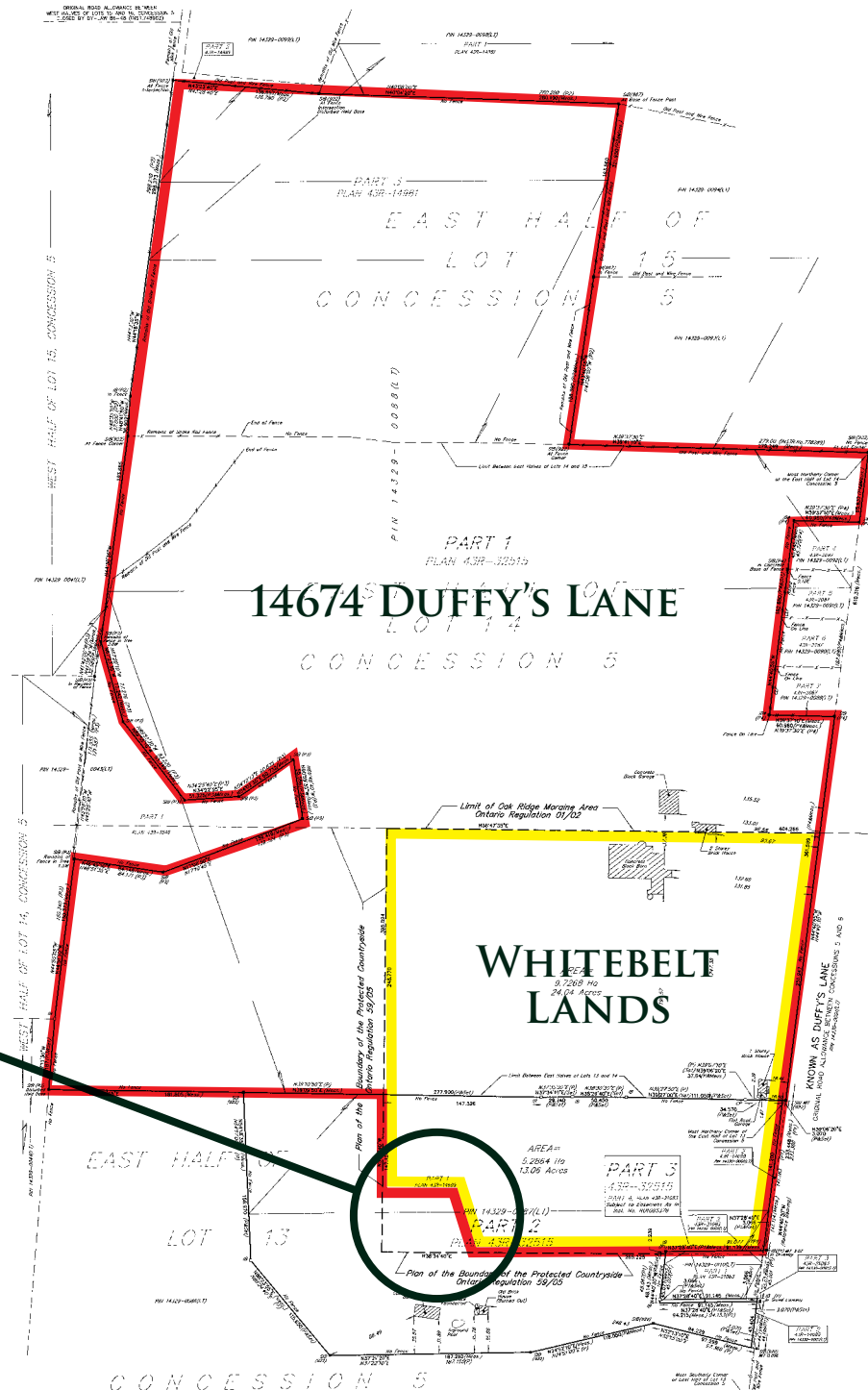
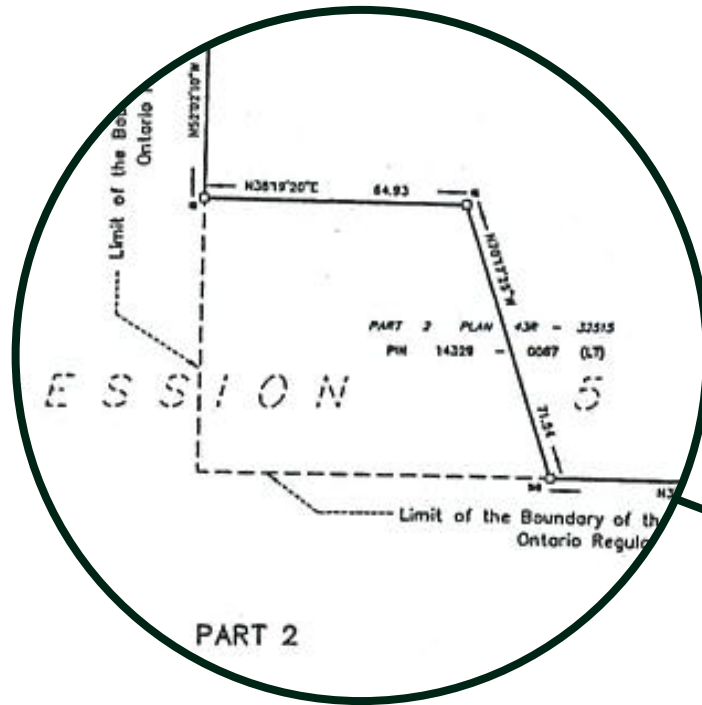
LAND SURVEY

AREA

142 acres with 35.8 acres in Urban Area

SURVEY PREPARED BY

Young & Young Surveying Inc.





14674 Duffy's Lane

150

11

Bolton

PROPERTY HIGHLIGHTS

- WHITEBELT PORTION OF SUBJECT PROPERTY (35.8 ACRES) IS DESIGNATED IN THE NEW PEEL OFFICIAL PLAN FOR URBAN EXPANSION OF BOLTON.
- DRAFT CALEDON OFFICIAL PLAN ALSO DESIGNATES 35.8 ACRES AS URBAN AREA.
- OVER 100 ACRES OF THE PROPERTY IS CLEAN CROPLAND, RELATIVELY FLAT WITH DISTANT WESTERLY VIEWS.
- SUBJECT PROPERTY INCLUDES 2 HOUSES & FARM BUILDINGS WITH RENTAL INCOME OF APPROXIMATELY \$73,260/YR.
- OVER 1,800 FEET PAVED ROAD FRONTAGE
- 3 KMS TO CALEDON CENTRE FOR RECREATION

150

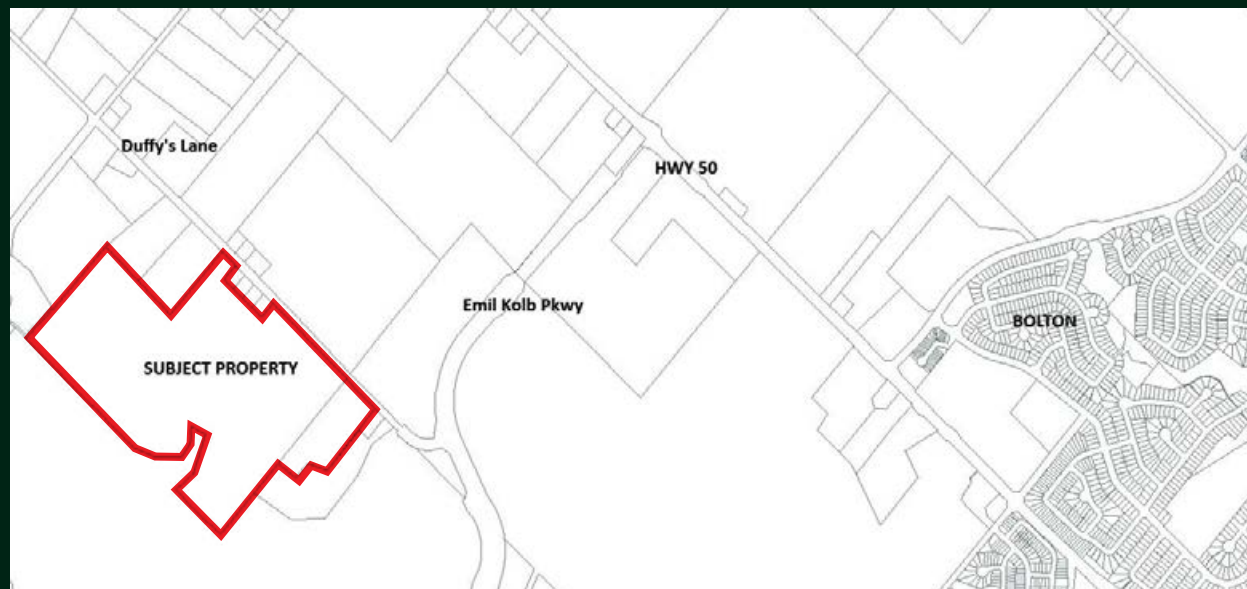
PROPERTY DETAILS

MUNICIPAL ADDRESS

14674 Duffy's Lane, Bolton, ON L7E 3C5

LEGAL DESCRIPTION

PART LOT 13 CONCESSION 5 ALBION, PART 1 43R37439;
PART LOT 14 CONCESSION 5 ALBION; PART LOT 15
CONCESSION 5 ALBION AS IN AL18417, EXCEPT PART 1
43R1546 & PTS 4,5,6 & 7 43R2087 TOWN OF CALEDON









JOHN
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BROKER OF RECORD

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Founded 1972: Celebrating our 50th Anniversary



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