

FOR SALE

21 AC

**ZONED MED DENSITY
RESIDENTIAL LAND**

14700 HIGHWAY 50, BOLTON

**BOLTON NORTH HILL
SECONDARY PLAN**

EMIL KOLB PKWY

HIGHWAY 50



ROYAL LePAGE®
COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

As part of the Caledon upzoning initiative, this property has been Zoned Medium Density Residential. The site is vacant land located in the proposed BOLTON NORTH HILL SECONDARY PLAN. This development block is at the Secondary Plan application stage, currently under review by Town of Caledon. Services planned along Emil Kolb Pkwy and Highway 50.

- The site is approximately 21 Acres
- Fronting Highway 50
- Zoned for Single, Semi-, Townhouse, & Stacked Townhouse
- **Water and sewer services are budgeted for 2026**
- In close proximity to the built-up area of Bolton

Lot Size	21.39 ACRES
Frontage	491.66 ft
PIN	143300059
Zoning	R2-689 RM-690

Official Plan Designation

New Community Area

Proposed Secondary Plan	Medium Density Residential
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Existing Conditions

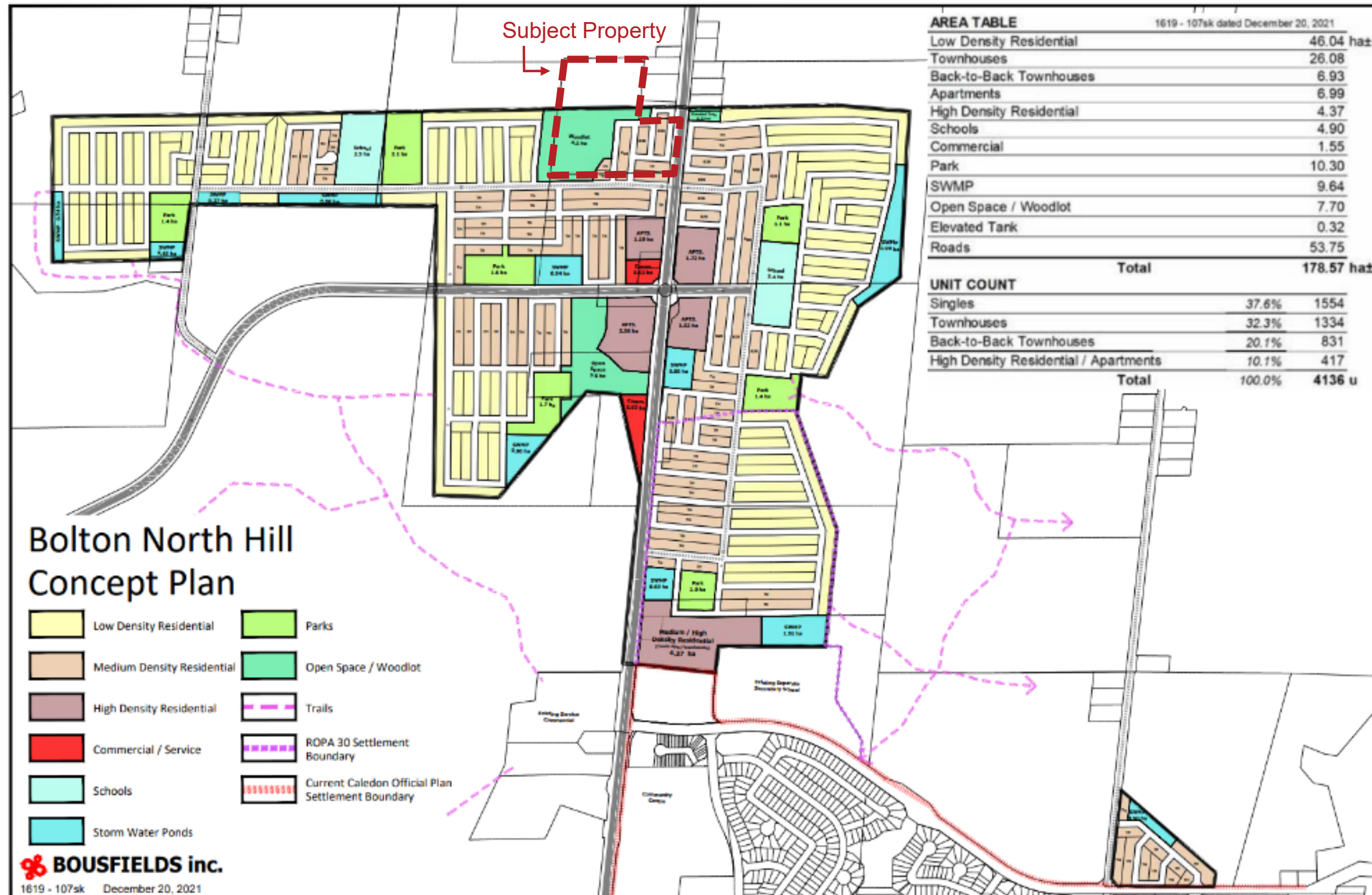
Cultivated Land
Partial Woodlot

Servicing	Budgeted & Scheduled for Construction 2026
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PLANNING

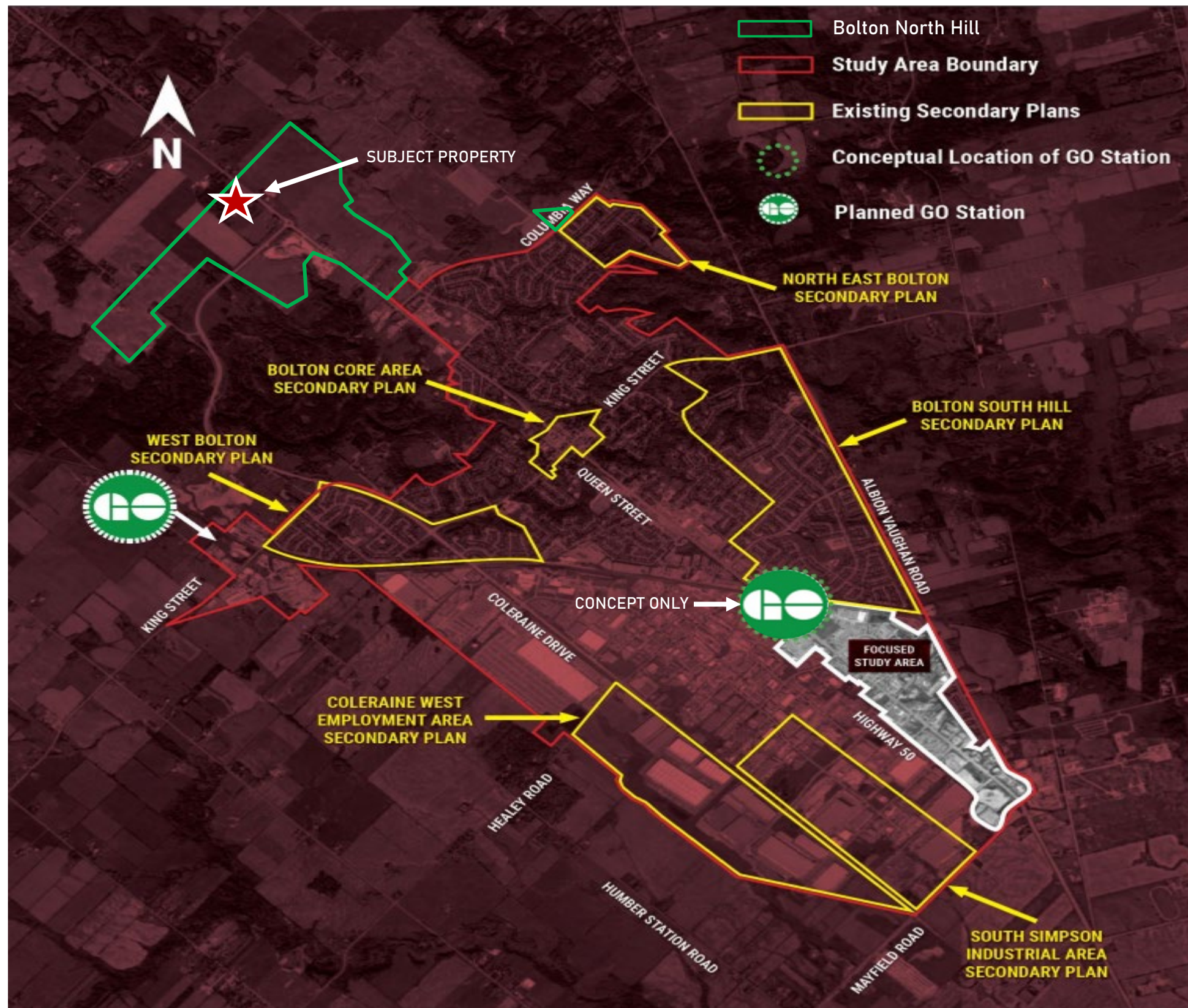
SECONDARY PLAN – L.O.G. CONCEPT PLAN



AREA DEVELOPERS



BOLTON PLANNING OVERVIEW



Subject Property is part of Phase One Growth Phasing Plan for Town of Caledon



Caledon Growth target: 35,000 new homes by 2031



Anticipated population growth: 81,900 current to 300,000 by 2051



Planned Macville GO Train Station and proposed second GO Station at Highway 50

OFFERING PROCESS

ADDITIONAL INFORMATION

Royal LePage Commercial, Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of the property at 14700 Highway 50 in Bolton.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Site is being offered unpriced, "As Is Where Is". Seller seeks best price and terms with preference for cash, with reasonable due diligence.

All offers are requested to be submitted to Sebastian Malhotra or Renato Viele.

Royal LePage YCR, Brokerage

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