COLDWELL BANKER COMMERCIAL
THE REAL ESTATE CENTRE, BROKERAGE

FOR SALE
Rural Area with varied Agricultural Potential

VACANT LAND

12768 COUNTY RD 16
COLDWATER, ON



lisa MALCOLM group

Presented by:

LISA MALCOLM

Broker

877 . 431. 0856

lisa@lisamalcolmgroup.com

PROPERTY SUMMARY
FOR SALE: Vacant Land Zoned Rural Area
12768 County Road 16, Coldwater



12768 County Road 16 - Vacant Land for Sale

- County: Simcoe
- Township: Severn
- Property size: 52 Acres
- Frontage: Approx 112 Ft
- Desirable location with great traffic exposure
- Property Taxes: $1059.80 (2023)
- Location: site is located on a fully maintained paved road. Entrance is on the west side of the road. Adjacent to the Trans Canada Trail (Uhthoff Trail)
- Zoning: RU (see permitted uses on page 9)

Vendor Take Back Mortgage is a Negotiable Option

- Current owner has developed professional grade private roadway throughout acreage
- Property includes water control system: numerous strategically placed culverts with ditches dug by machines have been installed throughout the property for fresh spring water management
- Ten (10) Natural clear spring-fed ponds
- Awesome views of Matchedash Bay as grading and clearing of trees provides spectacular opportunity for future planning use of property
- For 7 years, the current owner worked on the 52 acres making a beautiful sanctuary that is easily accessible by trucks and other vehicles
- Other points of interest: pioneer stone fences, old sugar maples, and a cleared building site for future use

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TOP OPPORTUNITIES FOR ENTREPRENEURS IN SEVERN TOWNSHIP

Information Courtesy of : orillialakecountry.ca and severn.ca

Located in the heart of Lake Country, Severn is the gateway to the Canadian shield. Situated between Georgian Bay and Lake Couchiching, and along the Trent-Severn Waterway, this beautiful community in Orillia & Lake Country is one visitors return to year after year.

With its lakes, rivers and extensive forests, Severn is the perfect destination for outdoor recreation and nature appreciation. At just over an hour North of the hustle and bustle of the city, you will find peace and quiet here!

In the winter, hike and snowshoe along the tranquil trails or hop on a snowmobile for a thrilling adventure. Rest easy at one of Severn's resorts to be pampered and relax with lakeside views.

Located along the Trent-Severn Waterway you can find the village of Washago with a number of quaint and authentic shops, restaurants and a one-of-a-kind atmosphere. For those looking to experience Severn's hospitality, there is the Village of Coldwater, a small Ontario town with real charm and locals ready to give a warm welcome. Experience small-town charm, enjoy country hospitality, or connect with nature, Severn is the place to be!

WHY SEVERN?

Located within Simcoe County, Severn is a growing marketplace. The County is home to more than 450,000 residents and is expected to grow by 40% by 2031. We also welcome over 9 million visitors a year, who contribute more than $1 billion annually to the Simcoe economy.

MISSION

Township of Severn is a welcoming, community-focused municipality that promotes responsible development, encourages all-season tourism, and delivers a high level of service. We celebrate our unique identity, preserve the natural environment, and value our historic small-town charm.

VISION

Through excellence in service and preservation of our historic and natural assets, the Township of Severn enhances the quality of life for residents and creates opportunities for the community. We welcome investments that complement and respect our rural character.

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Click Image above to read the Strategic Plan of Severn Township

Plan establishes Council priorities

The four strategic priorities outlined in this Plan will guide Council's work over the 2023 to 2026 term. Severn's goal is to build a healthy and connected community where people come first, and where everyone has access to the resources they need. This high-level Plan is also an invitation to residents, partners, and other organizations to collaborate with Severn as we work to reach our vision.

The Plan is focused on four priorities and goals:

1. Economic development
   - Complete an economic development strategy to enhance our capacity to attract and retain businesses.
2. Customer-service focus
   - Improve responsiveness, communications, engagement, outreach, and ease of access.
3. Infrastructure to match growth
   - We are prepared and can adapt to meet the housing demand and changing demographics with servicing, water, and roads.
4. High-speed internet
   - Advocate for affordable broadband to our residents and businesses.

"This plan will help us be accountable to our community, ensuring that the decisions Council makes are contributing to our goals. It sets a vision for where we want Severn to be in 2026 and presents an exciting way forward for Council and staff."
—Mayor Mike Burkett

The goals and actions identified in the Plan will help to coordinate the work Council and staff undertakes over the next three years. The recommended initiatives will be integrated into the annual budget process to ensure that the actions and projects can be realized and help to achieve the vision for Severn's future.

Courtesy of the Township of Severn

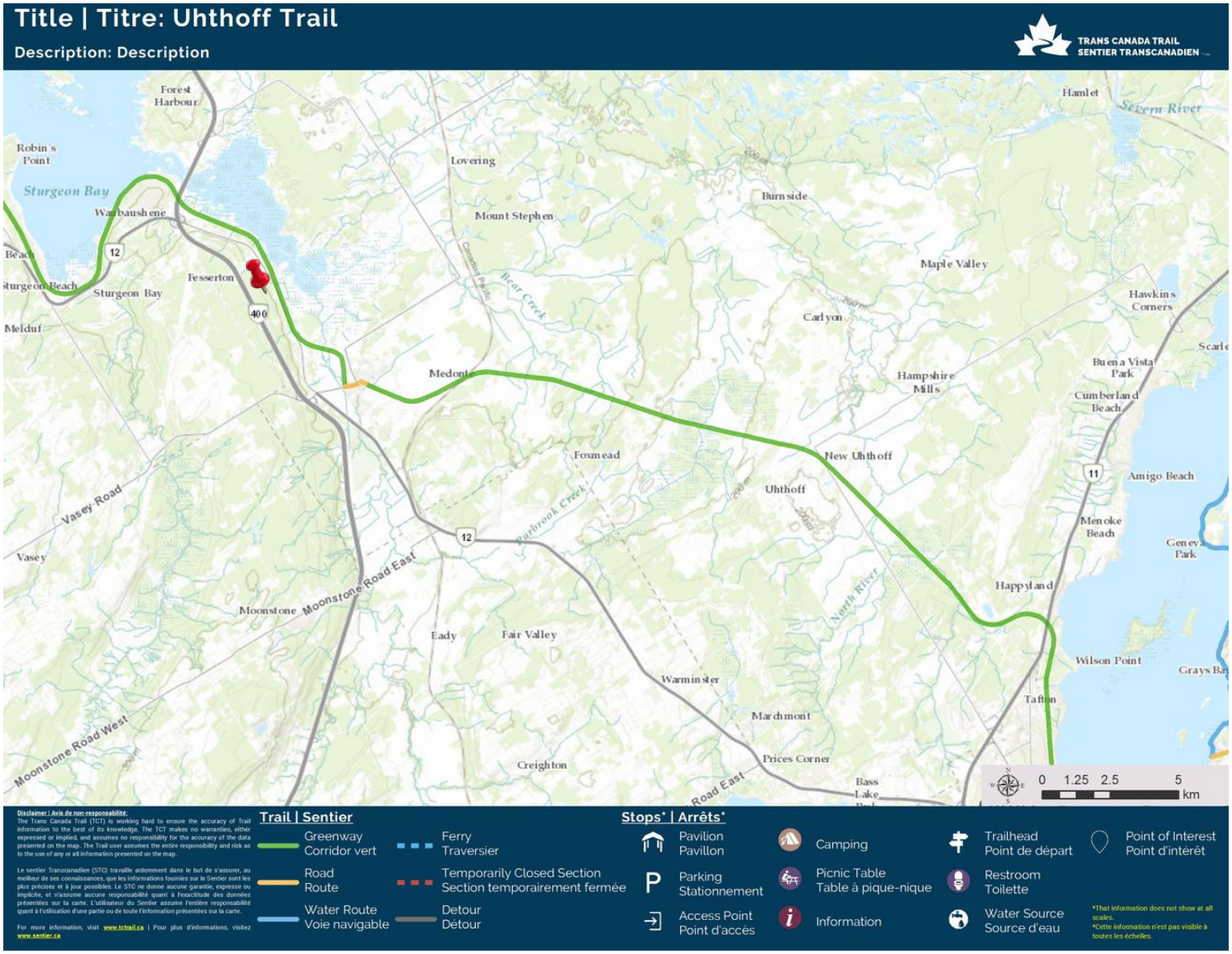


Hwy 401 to Fesserton - approximately 1hr 9min

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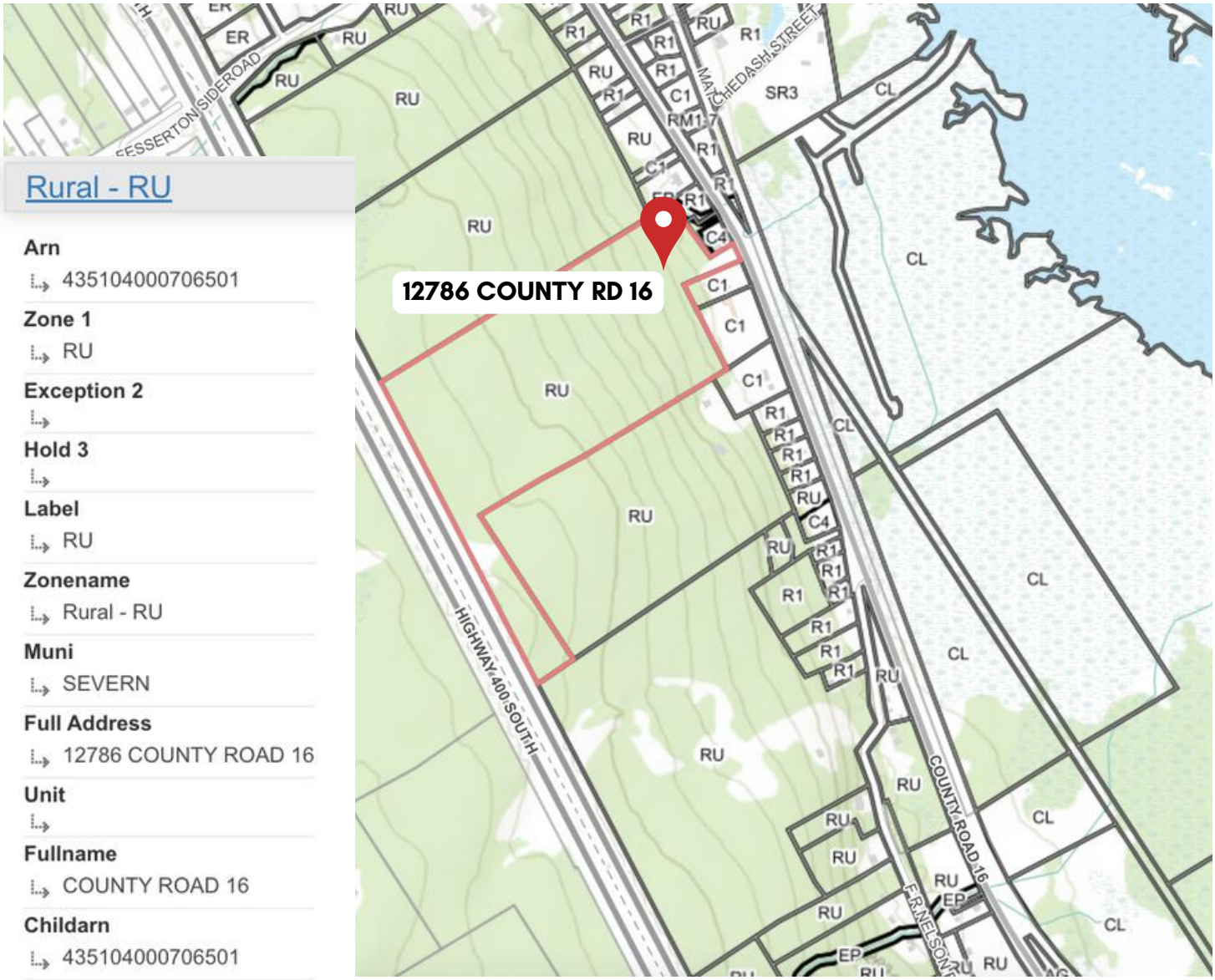
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Property is located adjacent to this trail. Land owners can capitalize on this additional recreational traffic for multiple business opportunities (see permitted uses on page 13)



Your journey on the Uhthoff Trail will take you through scenic wooded areas, over wetlands, crossing many streams. Be sure to observe the many varieties of barns. Trail is open to the public year round. It is used by hikers, cyclists, naturalists, skiers, snowmobilers, and equestrians. The trail, which is 22 km long, extends from Wilson Point Road in Orillia to Coldwater and is part of The Trans Canada Trail network. The surface is crushed stone. Great for walking, biking and running year round. Courtesy of Ontario's Lake Country

TOWNSHIP OF SEVERN ZONING



Rural - RU

Arn
435104000706501

Zone 1
RU

Exception 2

Hold 3

Label
RU

Zonename
Rural - RU

Muni
SEVERN

Full Address
12786 COUNTY ROAD 16

Unit

Fullname
COUNTY ROAD 16

Childarn
435104000706501

Full Address Alias

Area
210882.6515 sqm

12786 County Rd 16
Zoned RU - Rural Area

CLICK HERE

For the Virtual
Severn Township Interactive Zoning Map

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SECTION 5 AGRICULTURAL AND RURAL ZONES

5.1 Establishment of Agricultural and Rural Zones

The Agricultural and Rural Zones established by this By-law are:

Zone	Symbol	Description
Agricultural Zone	AG	Prime Agricultural Area
Rural Zone	RU	Rural Area with varied Agricultural potential

5.2 General Prohibition

No person shall within any Agricultural or Rural Zone, use any land, or erect, alter, enlarge, use, or maintain any building or structure except as specified hereunder, and with all other applicable provisions of this By-law.

5.3 Permitted Uses

Uses permitted in a Zone are noted by the symbol '●' in the column applicable to that Zone and corresponding with the row for a specific permitted use in the Permitted Uses Table. A letter(s) following the symbol '●', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed in the Footnotes below the Permitted Uses Table, Table 5.1.

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Table 5.1: Permitted Uses in Agricultural and Rural Zones

(amended by By-law 2018-61)

Use	Zone	
	AG	RU
Abattoir	●(a)	●
Agricultural Produce Warehouse	●	●
Conservation or Wildlife Area	●	●
Dwelling, Single Detached	●(a)	●
Equestrian Facility	●	●
Farm	●	●
Farm Produce Sales Outlet	●	●
Forestry	●	●
Group Home		●
Home Occupation	●	●
Kennel	●(a)	●
Outdoor Recreational Use, Passive	●	●
Park, Public		●
Public Use		●
Veterinary Clinic	●(a)	●
Abattoir	●(a)	●
Agricultural Produce Warehouse	●	●

Footnotes for Table 5.1

a) Use is permitted only as accessory to a permitted use.

FESSERTON SETTLEMENT AREA



The Settlement Employment Area within the Settlement Area Boundary is depicted in orange*

The Rural designation outside of the settlement area depicted in grey*

**Information provided by the Planning Department at the Township of Severn office*

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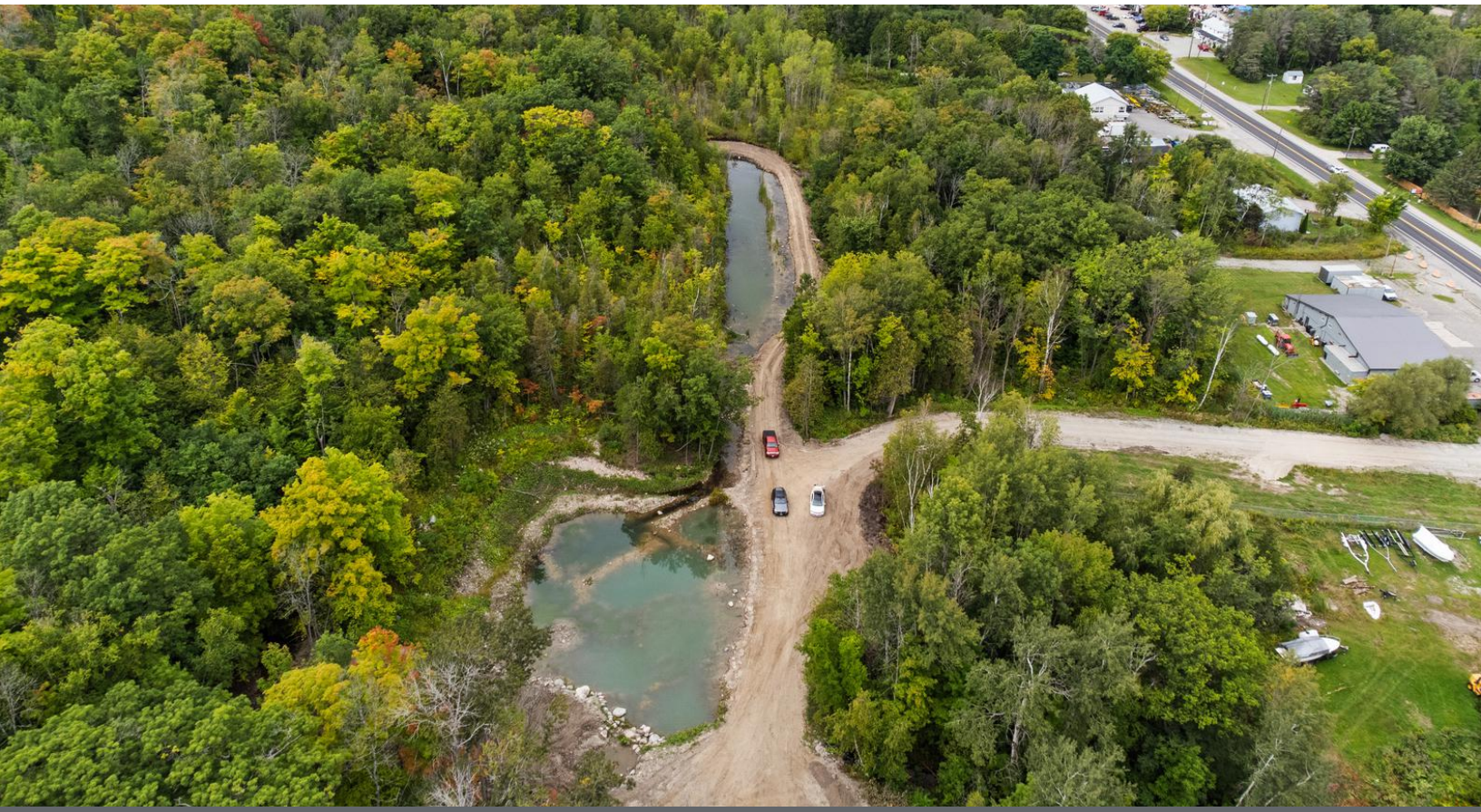
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PROPERTY PHOTOS

FOR SALE: Vacant Land Zoned Rural Area

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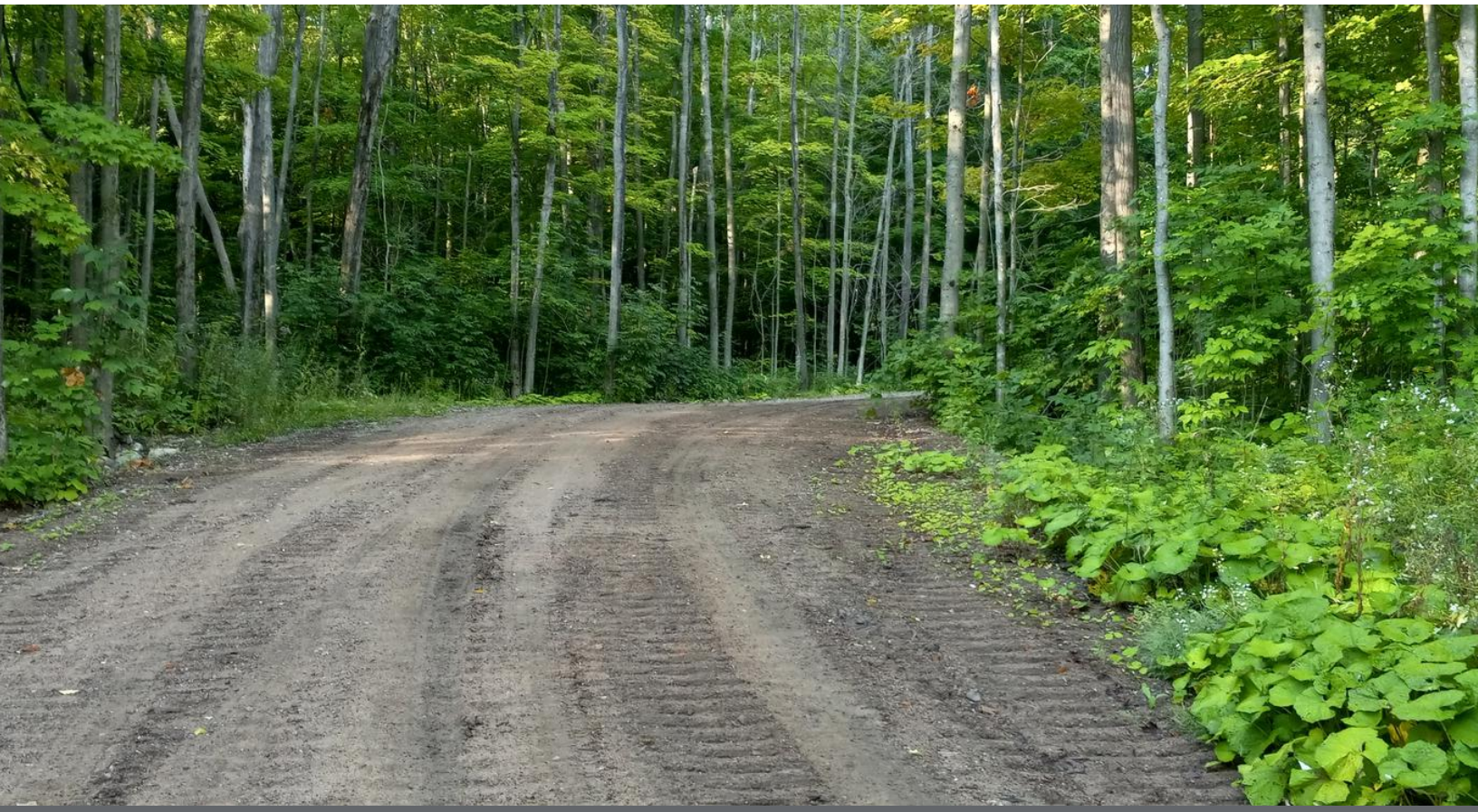
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Showings / Site Visits

For security purposes, all on-site showings and visits are to be scheduled through the office via telephone or online through BrokerBay. *Caution: Moving machinery onsite - Please do not enter the driveway or pass through the gate without an appointment. For a matter of safety, please no dependents to site visits.*

Office: (705) 722 - 8191

As professional representatives of the land owners, we take the safety, security and continued enjoyment of this property and the neighbour's that surround this property very seriously. Please DO NOT Walk the property or the neighbouring properties without approval provided by
Coldwell Banker The Real Estate Centre or Lisa Malcolm, Broker

Thinking of Developing this Property within the next 12 months?

Preferred Rates & Timelines with the Lisa Malcolm Group

Contact Us Today to Connect with our Top Contractors

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Presented by the Lisa Malcolm Group



Lisa Malcolm
Broker



Lesley Sterling
Sales Representative

Affiliated Associations

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Member of the Toronto Real Estate Board

Barrie & District Association of REALTORS®

Member of the Barrie Real Estate Board

OREA

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Member of the Canadian Real Estate Association

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