



Power of Sale

8.015 Acre

Residential Development Site

1309 Fox Hill Street & 1306-1330 7th Line, Innisfil, ON

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**Sales Representative*

Executive Summary



Offering Highlights

Site Address	1309 Fox Hill Street & 1306-1330 7th Line
Number of Parcels	5
PIN	580740208, 580740216, 580740430, 580740429, 580740427
Land Area	8.015 acres
Official Plan Designation	Residential Low Density 2, Residential Medium Density
Zoning	Residential Townhouse, Residential Rural (RT-8, RR, RT-9, RT-10)
Shape	Irregular
Topography	Level
Planned Townhouse Development	Previous now lapsed application for approximately 130 townhomes
Alternative Conceptual Mid-Rise Development	5 mid-rise residential apartments consisting of ground floor commercial units and 335 residential units above.
Site Improvements	Sales Centre + 2 single family detached
Asking Price	\$14,000,000

Property Profile

1309 Fox Hill Street, Innisfil



East Block

Total Lot Size 3.21 acres - Site A
1.53 acres - Site B
4.74 acres

Assessment Roll # 431601002362000
431601002362000

PIN 580740430
580740429

Legal Description BLOCK 212, PLAN 51M701
TOWN OF INNISFIL
BLOCK 211, PLAN 51M701
TOWN OF INNISFIL

Property Profile

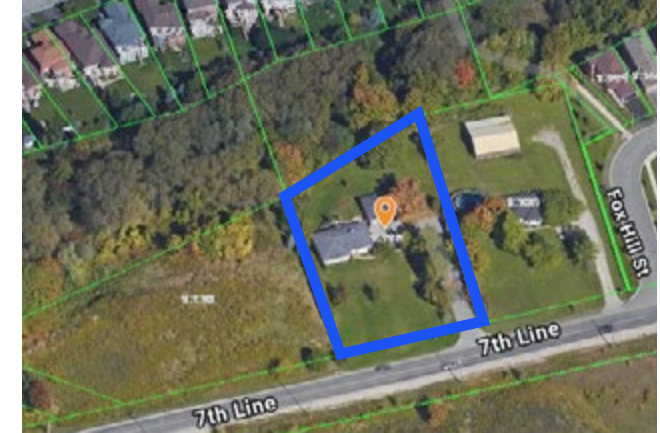
West Block

Total Lot Size	1.314 acres - 1330 7th Line
	0.932 acres - 1318 7th Line
	<u>1.029 acres - 1306 7th Line</u>
	3.275 acres
Assessment Roll #	431601002301501
	431601002301510
	431601002301600
PIN	580740427
	580740208
	580740216
Legal Description	BLOCK 209, PLAN 51M701 TOWN OF INNISFIL
	PT LT 22 CON 7 INNISFIL PT 8 51R27756 ; INNISFIL
	PT LT 22 CON 7 INNISFIL AS IN RO1307047; INNISFIL

1330 7th Line, Innisfil



1318 7th Line, Innisfil



1306 7th Line, Innisfil



Planning Overview

Official Plan

Town of Innisfil Official Plan

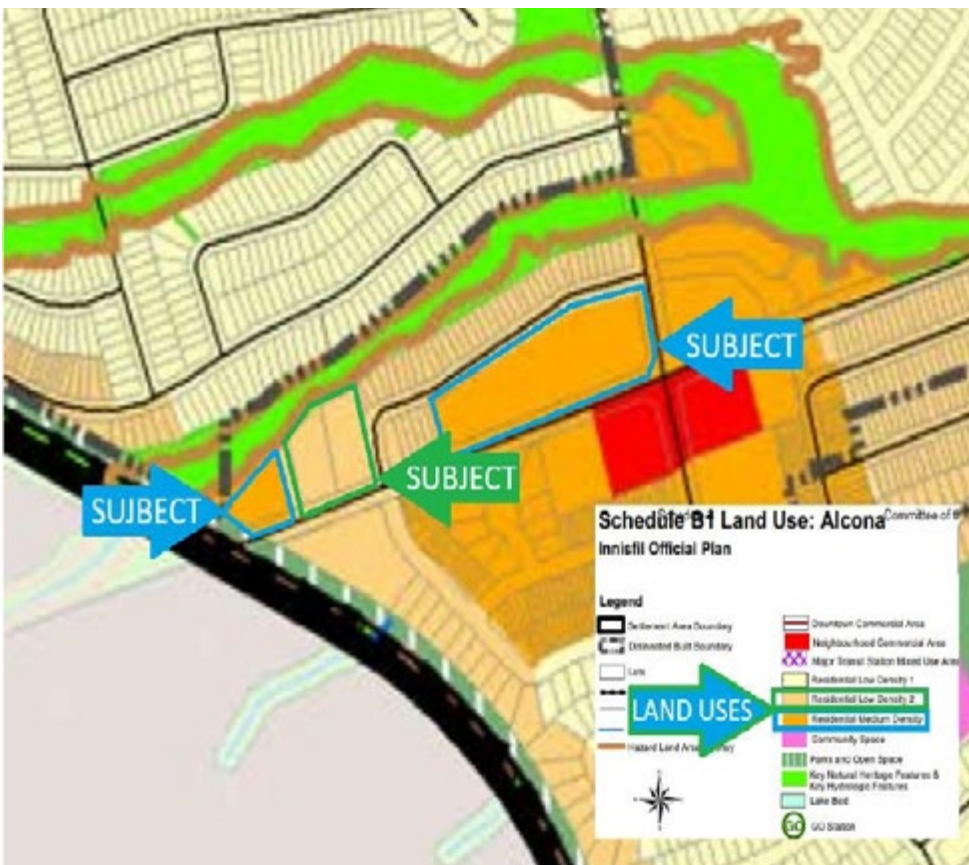
The Subject Property is governed by the Town of Innisfil Official Plan which was adopted on January 17, 2018 and approved on October 24, 2018.

Based on the Town of Innisfil Official Plan Land Use Plan (Schedule B1), 1306 7th Line and 1318 7th Line of the Subject Property, highlighted in green, are designated as Residential Low Density 2.

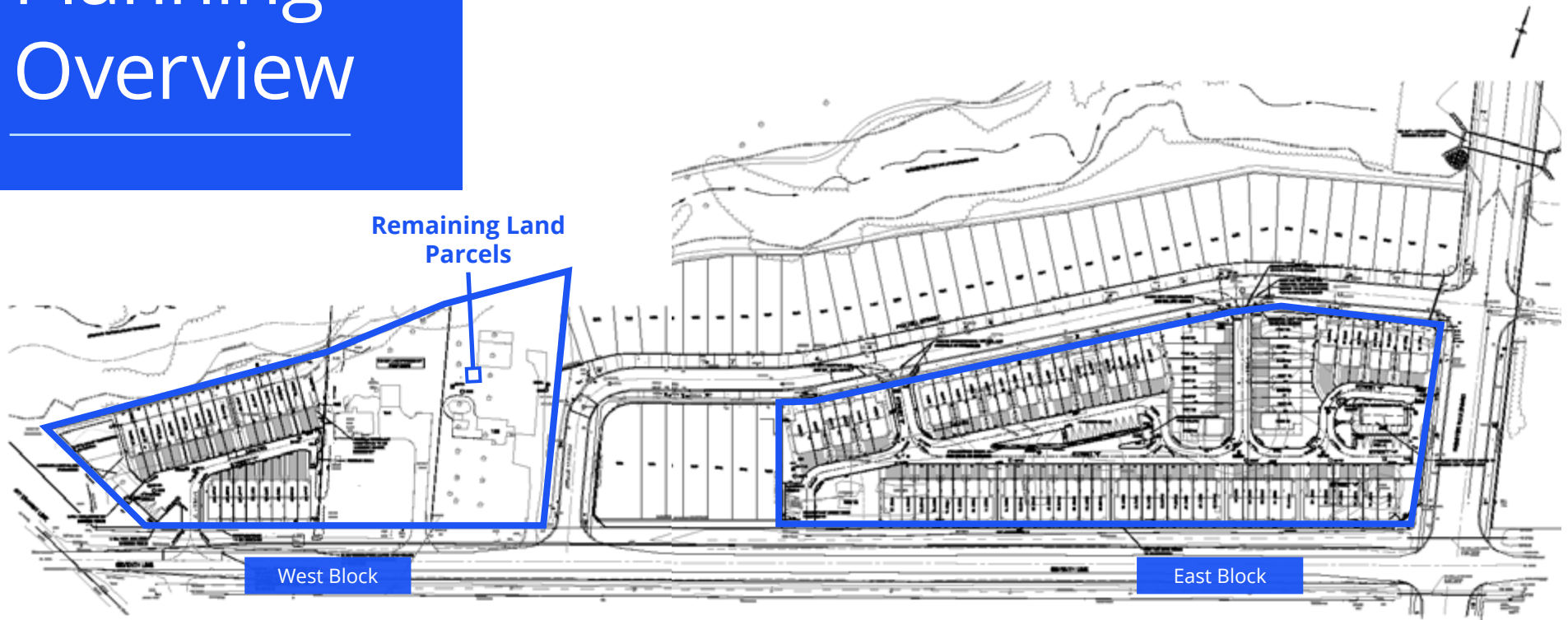
1330 7th Line and 1309 Fox Hill Street of the Subject Property, highlighted blue, are designated Residential Medium Density.

The Residential Low Density 2 land use designation is generally intended to apply to newer greenfield areas at a higher density to create low rise neighbourhoods and to reflect opportunities for infill development. The following uses within the Residential Low Density 2 designation include but are not limited to: Single detached dwellings; accessory second dwelling units; places of worship; elementary schools; parks and recreation facilities; convenience commercial uses including live/work units; home occupations; day nursery; group homes; semi-detached dwellings; townhouse; and duplexes.

The Residential Medium Density land use designation sets out to provide small pockets of higher density residential developments that are located generally in areas that can support transit and create walkable nodes adjacent to commercial destinations, community facilities and community hubs. The following uses within the Residential Medium Density designation include but are not limited to: townhouses; back-to-back townhouses & stacked townhouses; low rise apartments; duplex, triplex and other grade related multiple unit housing; community hub; convenience commercial; day nursery; and group homes. Development shall be within the range of 25 to 60 units per net hectare with a maximum height of three (3) storeys.



Planning Overview



[Link to Townhome Draft Site Plan](#)

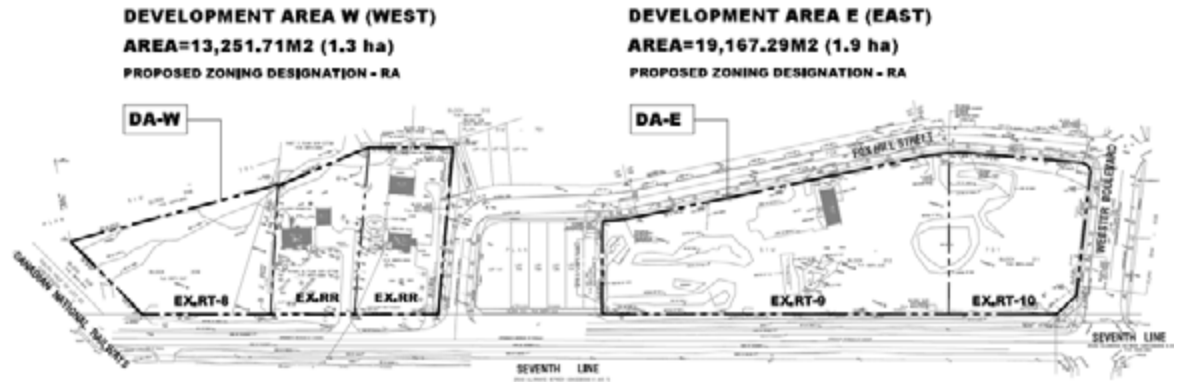
Proposed Townhome Development

The Property was reported to previously have active development applications applying to 1330 7th Line and 1309 Fox Hill Street. The formerly approved plan totaled 148,750 buildable square feet, with 85 residential townhouse units comprised of a west block and an east block with the possibility of an additional 45 townhouses on the remaining land parcels. The overall development will have a combination two bedroom units and three bedroom units. The site will have a total of 137 parking spaces.

As of June 6, 2025, a Development Planner from the Town of Innisfil confirmed that the former development applications have lapsed and currently there are no active development applications pertaining to P.I.N. Nos. 58074-0208; 58074-0216; 58074-0427; 58074-0429; 58074-0430, being known as 1306, 1318 and 1330 7th Line and 1309 Fox Hill Street.

Zoning By-Law Amendments and Draft Plan Approvals were completed and have been approved to permit 85 POTL (Parcel of Tied Land) townhouses. Additional land on the West block had been assembled, changing the scope of the project and the overall direction of future applications. The prepared site plan, revised in 2016, plans for 22 townhome units on the West block and 78 townhome units on the East Block.

Planning Overview



Alternative Mid-Rise Development Option

[Link to Apartment Draft Site Plan](#)

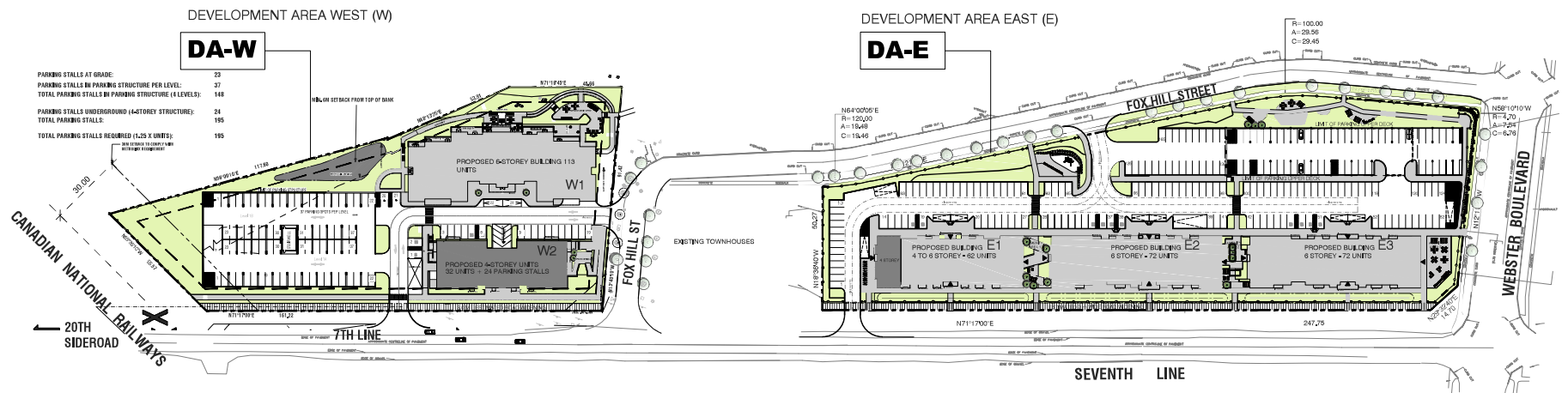
A Draft Plan of Subdivision had been prepared in 2023, later revised in 2024, exceeding the originally approved plan density, changing the focus from townhouse to residential apartment development. The revised proposal set out to achieve a mid-rise development with nine commercial units on the ground level and 335 rental apartments above:

a. 1309 Fox Hill Street, Innisfil (4.7 Acres)

i. A residential site plan was proposed for two 6-storey residential buildings (approximately 96 units per building), and a 6 & 4-storey residential building (approximately 72 units), above grade parking facilities, pedestrian amenities, and two vehicular access points.

b. 1306, 1318 & 1330 7th Line, Innisfil (3.2 Acres)

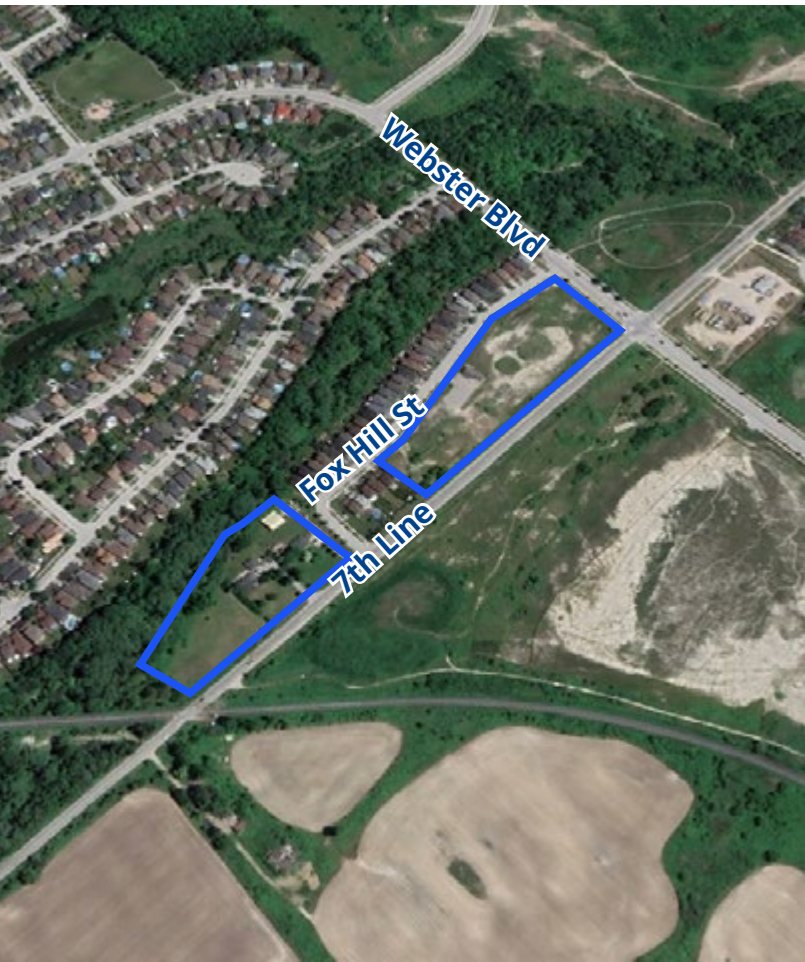
i. A residential site plan was proposed for a 6-storey residential building (approximately 84 units), and a 6 & 4-storey residential building (approximately 72 units), above grade parking facilities, pedestrian amenities, and two vehicular access points.



Planning Overview

Zoning

[Link to Innisfil Zoning By-Law](#)



	RE	RR	R1	R1A	R2	R3	RS	RT	RA
Principal Use									
Apartment dwelling									•
Duplex dwelling							•		
Group home (1)	•	•	•	•	•	•	•		
Linked dwelling							•		
Public uses	•	•	•	•	•	•	•	•	•
Residential special community									
Residential special community site									
Semi-detached dwelling							•		
Single detached dwelling	•	•	•	•	•	•	E		
Townhouse dwelling								•	
Accessory Uses, Buildings and Structures									
Accessory buildings and structures (1)(2)	•	•	•	•	•	•	•	•	•
Accessory Dwelling Unit	•	•	•	•	•	•	•	•	
Bed and breakfast (1)	•	•	•	•	•	•			
Home occupation (1)	•	•	•	•	•	•	•	•	•
Pet day care establishment		•							

Planning Overview

Zoning

	RE	RR	R1		
			With Municipal Sewer Services	With Municipal Water Only	Without Water and Sewer Services
Minimum Lot Area (Interior Lot)	5,260 m ²	1,900 m ²	600 m ²	1,400 m ²	1,400 m ²
Minimum Lot Area (Exterior Lot)	5,260 m ²	1,900 m ²	600 m ²	1,400 m ²	1,400 m ²
Minimum Lot Frontage (Interior Lot)	45 m	30 m	15 m	17 m	22 m
A: Minimum Lot Frontage (Exterior Lot)	45 m	30 m	15 m	17 m	22 m
B: Minimum Front Yard	15 m	10 m	8 m	8 m	8 m
C: Minimum Interior Side Yard	6 m	3 m	1.2 m	1.5 m	1.5 m
D: Minimum Exterior Side Yard	15 m	9 m	6 m	6 m	6 m
E: Minimum Rear yard	15 m	10 m	6 m	6 m	6 m
Maximum Lot Coverage	15%	25%	35%	35%	35%
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
F: Maximum Building Height	11 m	11 m	9 m (1)	9 m (1)	9 m (1)
Accessory Uses, Buildings and Structures					
Minimum Front Yard	15 m	10 m	6 m	6 m	6 m
Minimum Interior Side Yard	3 m	3 m	1 m	1 m	1 m
Minimum Exterior Side Yard	15 m	9 m	3 m	3 m	3 m
Minimum Rear yard	6 m	3 m	1 m	1 m	1 m

	R2	R3	R5	RT	RA
Minimum Lot Area (Interior Lot)	360 m ²	270 m ²	240 m ² (semi-detached); 360 m ² (duplex dwelling)	180 m ² or 210 m ² at the end of a block	165 m ² per unit
Minimum Lot Area (Exterior Lot)	450 m ²	360 m ²	330 m ² (semi-detached); 450 m ² (duplex dwelling)	270 m ²	165 m ² per unit
Minimum Lot Frontage (Interior Lot)	12 m	9 m	8 m (semi-detached); 12 m (duplex dwelling)	6 m	30 m
A: Minimum Lot Frontage (Exterior Lot)	15 m	12 m	11 m (semi-detached); 15 m (duplex dwelling)	9 m	30 m
B: Minimum Front Yard	4.5 m	4.5 m	4.5 m	4.5 m	8 m
C: Minimum Interior Side Yard	1.2 m or 1.2 m on one side and 0.6 m on the other side where a garage is attached	1.2 m or 1.2 m on one side and 0.6 m on the other side where a garage is attached	1.2 m and 0 m (semi-detached); 1.2 m or 1.2 m on one side and 0.6 m on the other side where a garage is attached (duplex dwelling)	0 m, or 1.2 m for an end unit	4 m
D: Minimum Exterior Side Yard	3 m	3 m	3 m	3 m	8 m
E: Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	8 m
Maximum Lot Coverage	45%	45%	45%	50%	50%
Minimum Landscaped Open Space	30%	30%	30%	35%	35%
F: Maximum Building Height	9 m (1)	9 m (1)	9 m (1)	11 m (1)	12 m and subject to a 45 degree angular plane
Minimum Front Yard	6 m	6 m	6 m	6 m	8 m
Minimum Interior Side Yard	1 m	1 m	1 m	0 m (interior), or 1.0 m (end of interior block of attached townhouses)	2 m
Minimum Exterior Side Yard	3 m	3 m	3 m	3 m	4 m
Minimum Rear Yard	1 m	1 m	1 m	1 m	8 m

RT-8 (H)

a) All of the permitted uses shall be in accordance with the RT zone provisions except that: i) the front yard setback shall be 3.0 m; ii) the rear yard setback shall be 6.0 m; iii) all dwellings abutting the 7th Line shall have a front door, porch, and windows facing the 7th Line, and iv) no direct vehicle access of dwelling units on the 7th Line.

b) The Holding (H) provision shall be considered for lifting upon the submission and approval of an Urban Design Brief, approval of the Draft Plan of Condominium, the approval of a Site Plan Application, and the execution of a Site Plan Agreement with the Town.

RT-9 (H)

a) All of the permitted uses shall be in accordance with the RT Zone provisions, except that: i) the front yard setback shall be 3.0 m; ii) the rear yard setback shall be 3.0 m; iii) all dwellings abutting 7th Line shall have a front door, porch, and windows facing 7th Line; iv) all dwellings abutting Fox Hill Street shall have a front door, porch, and windows facing Fox Hill Street; and, v) no direct vehicle access of dwelling units to Fox Hill Street or 7th Line.

b) The Holding (H) provision shall be considered for lifting upon the submission and approval of an Urban Design Brief, approval of the Draft Plan of Condominium, the approval of a Site Plan Application, and the execution of a Site Plan Agreement with the Town.

RT-10

a) All of the permitted uses shall be in accordance with the RT Zone provisions, except that: i) the front yard setback shall be 3.0 m; ii) the interior side yard setback shall be 0 m; iii) the exterior side yard setback shall be 3.0 m; iv) the rear yard setback shall be 3.0 m; v) Fox Hill Street shall be deemed as the front lot line; and, vi) no direct vehicle access of dwelling units on Fox Hill Street or the 7th Line.

b) The Holding (H) provision shall be considered for lifting upon the submission and approval of an Urban Design Brief, approval of the Draft Plan of Condominium, and the approval of a Site Plan Application and the execution of a Site Plan Agreement with the Town.

The Offering Process

Colliers Macaulay Nicolls Inc. ("Advisor") has been retained by the Lender under Power of Sale to act as its manager and listing agent in connection with the marketing of the property and obtaining competitive bids for the property located at 1309 Fox Hill Street and 1306-1330 7th Line, Innisfil, ON, Ontario, Canada ("Property" or "Site").

The Property is offered for sale on an as-is where-is basis. Purchaser is to satisfy themselves on all aspects of the property and the developability thereof. All information is provided without any representation or warranty with respect to the accuracy and completeness thereof.

Interested parties will be required to execute and submit the Advisor's form of Non-Disclosure Agreement prior to receiving access to the Vendor's electronic data room containing additional information on the Offering. Please [click here](#) to complete the Confidentiality Agreement

A date for offer submissions will be announced in advance.

All inquiries and Offers should be addressed to the attention of the Listing Team, as noted below.

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