



FOR SALE

476259 Third Line

MELANCTHON, ON | DUFFERIN COUNTY | 75.71 AC



Future Development Land



Introduction

Cushman & Wakefield ULC (“C&W” or the “Advisor”) on behalf of TTDB Restructuring Limited, solely in its capacity as Court appointed Receiver (the “Receiver”) and not in its corporate or personal capacity, is pleased to offer for sale 476259 Third Line, Melancthon (the “Property” or “Site”). Featuring a total gross land area of 75.71 acres, the Site represents an excellent opportunity to acquire future development land in Dufferin County. There is a derelict farmhouse and farm buildings on the Property, as well as a two-storey residential house that provides short-term holding income for prospective purchasers.

The Property is located along Third Line in the Township of Melancthon, just north of the Town of Shelburne, providing convenient access to Shelburne’s established retail, schools, recreation and everyday amenities within an attractive rural setting. County Road 124 and nearby Highway 10 provide regional connectivity throughout Dufferin County and to Orangeville and the broader Grey County market. The Property is well positioned to benefit from Shelburne’s continued residential expansion and the growing demand for housing, services and amenities in the surrounding area.

Low-Rise Residential Development Opportunity

Shelburne has been identified as a key growth area under provincial planning policy, and the recent expansion of its settlement area boundary demonstrates strong provincial support for the community’s long-term growth. As population and housing demand continue to increase, the Property is well positioned for future development over the long term.

The Province has also committed \$35 million toward wastewater infrastructure in Shelburne, supporting major upgrades and expansion of the Town’s Water Pollution Control Plant (WPCP). The added treatment capacity will support continued residential, commercial and industrial growth in Shelburne and the surrounding area.

Strong Population Growth Outlook

Dufferin County’s population is forecast to grow by approximately 47%, from 68,400 in 2021 to 100,700 by 2051. Shelburne is projected to grow faster still, by approximately 61%, from 9,400 to 15,100 residents over the same period. The Property’s proximity to Shelburne positions it to benefit from the town’s continued residential expansion increasing demand for housing, amenities and services, while broader county growth supports long-term market demand.

Property Details

PIN	341360002 (476259 Third Line, Melancthon, Dufferin County)
Total Gross Site Area	75.71 acres
Total Undevelopable Site Area (Est.)	0.80 acres
Total Net Developable Site Area (Est.)	74.91 acres
Official Plan	Rural Agricultural Environmental Conservation
Zoning	General Agricultural Open Space Conservation

Assembly Potential

The subject Site is located immediately adjacent to 516276 County Road 124. Given that both properties share a similar planning policy framework and development context, there is potential for the lands to be planned and developed comprehensively. A coordinated development approach would increase the overall net developable area, creating greater flexibility for site design, improved development efficiency, and a more cohesive development pattern while maximizing the long-term potential of both properties.

Property Details

PIN	341360006 (516276 County Road 124, Melancthon)
Total Gross Site Area	51.96 acres
Total Undevelopable Site Area (Est.)	32.5 acres
Total Net Developable Site Area (Est.)	19.46 acres
Official Plan	Rural Environmental Conservation
Zoning	General Agricultural Open Space Conservation



Township of Melancthon Official Plan

Agricultural – This designation protects prime agricultural lands for long-term agricultural use and preserves the viability of farming as a key component of the rural economy. Permitted uses include agricultural uses, agriculture-related uses and on-farm diversified uses such as farm tourism, pick-your-own operations and value-added agricultural enterprises. Subject to applicable policies and approvals, the designation also permits a single detached dwelling associated with a farm operation, additional residential units, farm help accommodation, infrastructure and wayside pits.

Rural - This designation generally applies to secondary agricultural areas. In addition to agricultural, agriculture-related and on-farm diversified uses, permitted uses include detached dwellings, secondary dwelling units, garden suites, forestry and resource management facilities, resource-based industries, aggregate extraction (subject to approvals), golf courses, equestrian and trail riding facilities, tourist accommodations, institutional uses requiring a rural location and other rural economic development uses.

Environmental Conservation - This overlay applies in addition to the underlying land use designation and recognizes and protects important natural heritage features and areas, including locally significant and unevaluated wetlands, significant woodlands, significant wildlife habitat, Areas of Natural and Scientific Interest (ANSIs), fish habitat and habitat of endangered and threatened species. It also includes hazardous lands and areas that may be affected by flooding or erosion.

Net Developable Area Estimate

Based on NVCA mapping, approximately 0.80 acres of the Property are within the regulated area. Pending further study of the natural hazards affecting the lands, this results in an estimated net developable area of approximately 74.91 acres.

Servicing

Information regarding the Site’s servicing is not available online; however, it is assumed that the Site is not municipally serviced, as the surrounding lands are also not serviced. Within Dufferin County, local municipalities are responsible for the provision and management of municipal services. Currently, there are limited development sites with access to municipal services, with the majority of the Township relying on private servicing.

Zoning By-law

General Agricultural - Within this zone, no person shall use any land for any purpose other than the permitted uses. The uses permitted in this zone are a farm, kennel, nurse, animal hospital, forestry, wayside pit, and home occupation.

Open Space Conservation (OS2) - Permitted uses in this zone are limited to conservation uses, public parks, golf courses, farms, horticultural nurseries and buildings and structures used for flood or erosion control.

Nottawasaga Valley Conservation Authority (NVCA)

Approximately 0.80 acres of the Property are located within the NVCA regulated area and are identified as flood hazard and wetland lands. Development within this portion of the Property may be subject to additional review and approval requirements to ensure that natural hazards, including flooding risks, are appropriately addressed and mitigated. Any proposed development will need to demonstrate compliance with applicable conservation authority regulations and environmental protection policies.

Recent residential development in Shelburne demonstrates established market demand for newer detached family homes. New subdivisions have introduced modern detached housing with contemporary layouts, larger living spaces and family-oriented designs, and recent resales of this product have achieved between \$820,000 and \$849,000. These sales provide a useful benchmark for the type of residential product being successfully delivered and resold in the local market.

Area New Construction Resales - Shelburne

				
Address	266 Chippewa Avenue	18 School Road	285 Chippewa Avenue	639 Anishinaabe Drive
Sale Date	October 2026	September 2026	September 2026	May 2026
Price	\$825,000	\$825,000	\$820,000	\$849,000
DOM	119	39	22	35
Beds/Baths	4 / 4	4 / 3	4 / 4	5 / 5
Lot Size	40.03 x 175 feet	43.26 x 189.38 feet	42.42 x 109.97 feet	36.09 x 109.97 feet



Location Highlights

Location Overview

Dufferin County is experiencing sustained population and employment growth. The County’s 2025 Official Plan forecasts its population to grow from approximately 68,400 in 2021 to 100,700 by 2051, alongside employment growth to approximately 40,900 jobs over the same period. Growth is being directed to established settlement areas and supported by long-term investment in infrastructure, housing, transportation and economic development, positioning the County for continued expansion over the coming decades.

The Township of Melancthon is a predominantly rural community in northwest Dufferin County, located north and west of Shelburne and connected by Highway 10, Highway 89 and County Road 124. The Township’s population is forecast to grow by approximately 34%, from 3,200 residents in 2021 to 4,300 by 2051, with employment projected to increase from approximately 600 to 900 jobs. Agriculture remains a key component of the local economy, complemented by on-farm businesses, agri-food activity and renewable energy infrastructure.

The Property is located in the Township of Melancthon, approximately 1.5 km north of the Town of Shelburne, providing convenient access to Shelburne’s retail, schools, recreation and regional transportation routes while maintaining its rural setting. The Property also benefits from the broader growth across Dufferin and Grey Counties, including Dundalk, approximately 5.8 km to the northwest, where the serviced population is projected to grow more than fivefold, from 2,803 in 2021 to approximately 14,865 by 2046.



Drive Times



5 MIN

Shelburne

25 MIN

Orangeville

1 HR 24 MIN

Toronto Pearson International Airport

Population Growth

	Current Population	Projected Population in 2051	Growth
DUFFERIN COUNTY	68,400	100,700	+47%
MELANCTHON	3,200	4,300	+34%
SHELBURNE	9,400	15,100	+61%

Location Highlights

Area Amenities

1.

Tim Hortons
2.

LCBO
3.

McDonald's
4.

Foodland - Dundalk
5.

Eat N' Good Restaurant
6.

The Junction Family Restaurant
7.

La Tino'z Pizza
8.

Guardian Village Pharmacy
9.

Giant Tiger
10.

Beyond the Gate Restaurant
11.

The Topsy Fox Pub & Grill
12.

New Orleans Pizza
13.

No Frills
14.

Pet Valu
15.

BarBURRITO
16.

Osmow's Shawarma
17.

Home Hardware
18.

Sharpes Farm Supplies

Parks & Leisure

19.

Dundalk Arena & Community Centre
20.

Dundalk Pool
21.

Corbetton Park
22.

Shelburne Golf & Country Club
23.

Centre Dufferin Recreation Complex



National Capital Markets Group

Contact:

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Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive Advisor for the disposition of 476259 Third Line, Melancthon, Ontario. Interested parties will be required to execute and submit the Receiver's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

The Property is available for sale individually, or as a portfolio with the following additional development/residential sites:

1. 516276 County Road 124, Melancthon
2. 381 & 421 Braemore Street West, Dundalk
3. 159135 Highway 10, Melancthon
4. 772288 Highway 10, Dundalk
5. 241 Patterson Street, Beeton

Price

The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the Advisors at:

Dan Rogers, Reilly Hayhurst & Mike Murray.
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1
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