

The Ontario Land Buyers Checklist

A practical framework to evaluate land before
you buy.



*Prepared by
Landnerds
Ontario Land Specialists*

DEFINE YOUR STRATEGY

Step 1: Clarify Your Objective

Land is not a standard real estate purchase.
Start with intent and numbers.

Purpose:

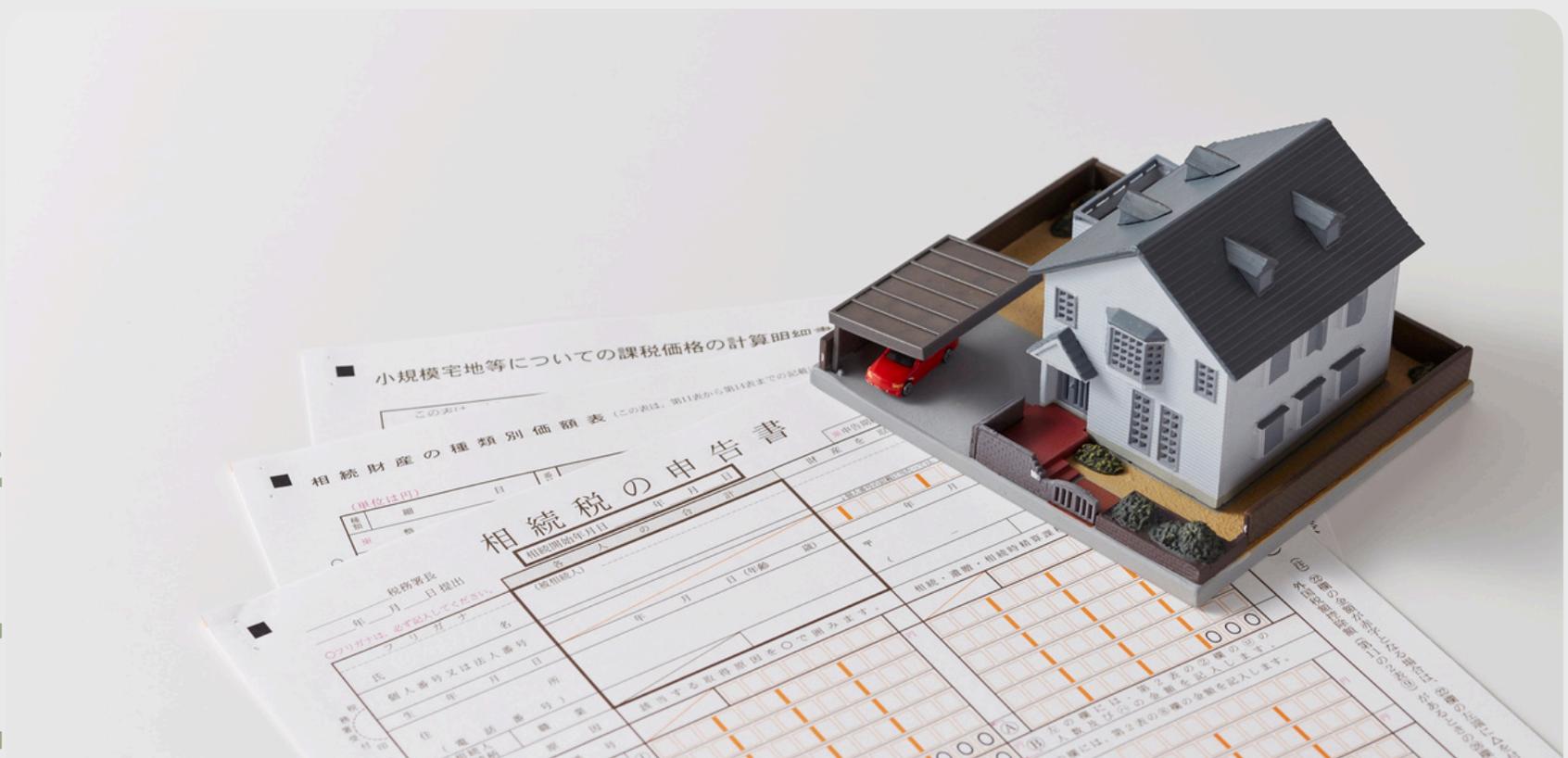
- Long-term appreciation
- Agricultural use
- Recreational land
- Residential development

Budget Planning:

- Purchase price
- Ontario land transfer tax
- Legal + closing fees
- Survey costs
- Development budget
- Contingency reserve

Financing:

- Pre-approval secured
- Liquidity reviewed
- Timeline defined





LOCATION & ZONING

Step 2: Verify Legal & Municipal Factors
Zoning dictates value. Confirm before negotiating.

Zoning:

- Classification confirmed
- Permitted uses verified
- Building restrictions reviewed
- Minimum lot requirements checked

Infrastructure & Access:

- Legal road access
- Utility availability
- Water source
- Internet access

Area Outlook:

- Municipal development plans reviewed
- Infrastructure projects nearby
- Rezoning potential assessed



PROPERTY LEVEL DUE DILLIGENCE

Step 3: Inspect the Asset Itself
Location matters. So do the details.

Physical Review:

- Survey completed
- Boundaries verified
- Topography assessed
- Drainage reviewed

Environmental Risk:

- Flood zone status
- Wetland restrictions
- Conservation authority limits

Legal Review:

- Clear title
- Easements identified
- Right-of-way issues
- Outstanding liens



PRE-OFFER STRATEGY

Step 4: Evaluate Before You Commit

Buy with a plan not emotion.

- Comparable land sales analyzed
- Long-term growth potential assessed
- Exit strategy defined
- Negotiation approach prepared
- Closing timeline confirmed

Why Work With a Land Specialist

Land transactions require specialized evaluation.

Landnerds helps buyers:

- Access curated Ontario land listings
- Interpret zoning and land-use regulations
- Assess investment viability
- Structure strategic offers

EXPLORE LISTINGS AT LANDNERDS