A NEW COMMUNITY TO CALL HOME
Explore our master-planned community in Hagersville, Empire Livingston. Featuring a collection of single-detached homes and bungalows for you to choose from, your new home awaits.

WELCOME TO HAGERSVILLE
A small town with deep roots and a rich history, Hagersville is a welcoming community and a great place to call home.

WHERE THE LOCALS...
From their morning coffee run to fun with the kids, this is where Hagersville locals go.

DISCOVER HAGERSVILLE’S HEARTBEAT
It’s a small community packing a big punch. Festivals, local sports and farmers’ markets ensure there is always an exciting event for you and your family to enjoy.

HAGERSVILLE'S FOODIE SCENE
This is the meaning of farm-to-table. Discover the best farm-to-table fresh goods right outside your door.

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Imagine mornings spent rising with the sun and watching the promise of the day unfold. Imagine living in a community where serenity surrounds you, and the beauty of nature is found close to home.
Welcome to Empire Livingston

Located in the heart of Haldimand County, Empire Livingston is Hagersville’s first master-planned community, welcoming a new wave of residents looking to plant their roots.

Choose the right home for your lifestyle from a variety of layouts and exterior aesthetics. Get the most out of your new home with our popular design features that now come standard like hardwood flooring, 9’ ceilings and oak staircases.

Livingston’s distinct home plans with 2, 3 and 4 bedroom designs will appeal to the diverse needs of your family.

Your new home awaits

Empire is proud to offer a collection of modern homes at Livingston that will fit the lifestyle of your unique family. Ranging from 1,323- to 3,289-sq. ft., Livingston can accommodate whichever life stage you find yourself in, from moving up to moving down or finding your first home.

Brand new community, small-town feel

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RURAL RENAISSANCE

HOW A NEW GENERATION IS TAKING PART IN THE GTA’S

Disheartened by price surges, bidding wars, lines and over-crowding, an entire crop of Torontonians and GTAers are chasing a slower-paced lifestyle and affordable living options.

It’s a reality most GTA dwellers can relate to. A bright-eyed youngster sets out for the big city, maybe for school or their first job, or just after a little independence. Taking advantage of every party, networking event and restaurant opening in town, the GTA offers an endless array of opportunities just waiting to be explored. And with their two roommates and maybe a little help from mom and dad, they got this.

Fast forward ten years later, and life has gotten real. Lingering student debt persists, marriage and kids come into play and the realities of the 50-hour work week have them living for the weekend, yet struggling to be able to afford anything. They’re trying to save to buy a house for their growing lives.

There has to be an easier way. After all, it seems ridiculous that a dual income household with steady salaries should have to worry about how to pay rent and bills, and maybe go out to dinner here and there. This isn’t what they had in mind back when they assumed the suburban life their parents had would never be for them.

Suddenly, even the die hard urbanites are understanding the appeal of moving out of the GTA to a place where the problems of the city won’t follow. The small town revival is real, and it is their key to true independence, the type they found in the city ten years ago and which they can barely remember now. A chance for them to step surviving and start thriving. With the average home price a cool $100k+ less, these small, under-populated towns give families a chance to invest, to travel, to try new things and most importantly to get out and live, with about half the financial stresses of their big city cohorts.

And it’s not quite the death to their social life one might expect either. Cities like Hamilton and regions like Niagara are more populated than ever with young GTA transplants breathing new life into the once sleepy communities, and giving rise to trendy restaurants, artisan coffee shops, recreational opportunities and nightlife. The best part is, these places don’t come with a line-up, a cover, or a crowd.

Now, this might be a stark contrast from what the experts tell us – the hordes of magazines, news stories and sound bites we hear proclaiming that millennials are rejecting their parent’s lives. They say they hate the suburbs and want walkable neighbourhoods, more density, the most density in fact. Urban sprawl is the enemy. They don’t care about children or owning property, they want liberal, shared space policies. That is, until they don’t. Until they settle down, have a family and finally realize what they really wanted was freedom to actually live their lives, carve their path and choose their lifestyle.

As you drive through the small towns of Southwestern Ontario, freedom is something that you’re barely even conscious of, and yet it’s unmistakably there. Country roads that take you through undisturbed green pastures; downtown blocks of historical buildings occupied by one of everything you may need; a grocery store, a hardware shop, a bank and a medical office. Isn’t this the true representation of the growing minimal movement that’s starting to take hold? Where neighbours are there for each other, not battling over parking spaces. Where you can still find that artisan cup of coffee or craft beer, and know the person pouring it for you, or believe it or not, the farmer who grew the raw ingredients.

Small towns seem to be the only place left where GTAers stand a chance at starting something that’s all their own, maybe even with a little extra money to invest, explore and live a full life.

And while these small town transplants may think they’ll be shunned by the locals, just one more hipster driving up the demand for new housing and overpriced coffee, Canadian hospitality and grace reign true in these towns in a way that we’re seldom accustomed to in Toronto. Sure, you may hear the occasional grumble, but it’ll pale in comparison to those you heard all day, every day on subway platforms and in traffic jams. Especially when you start to realize the ones grumbling are becoming familiar faces at your local pub and you can now greet them by name.

It’s not just families seeing the appeal either. Businessess, both startups and large organizations, are making the move for the same reason the average Joe is. Lower cost of operation, more room to grow.

When we think back to what experts say about millennials looking for walkable, urban environments, we can’t help thinking how that model has proven unsustainable time and time again, in some of the most popular metropolis in the world. As we crawl across the inner city highways, we’re seeing communities so dense that neighbours could high five from their balconies (although they mostly just ignore each other) and we can’t help but wonder if this is the freedom millennials were really after, or if the neighbourhood they imagined actually looks very different.

Perhaps a place where they can recreate the very best parts of what they’ve been after, for about half the price and half the hassle. A distilled version; leaving only the stuff they love, like authentic interactions and more face time, a space of their very own and a chance to build something real and lasting. Maybe the small towns of Southwestern Ontario are the place they were really looking for.
Hagersville is conveniently located a short distance from neighbouring communities including Hamilton, Caledonia, Jarvis and Cayuga. Its nearness to The Grand River and Port Dover creates an abundance of ways to stay active and enjoy the outdoors. Hagersville offers close proximity to employment centres in Hamilton and Brantford, ensuring you have room to grow while coming home to the quiet of small town living.

The strong sense of community and local charm. Everyone knows and supports the proud family-oriented businesses in town, and Hagersvillians know they’re blessed with plenty of natural beauty just beyond their front doors.

Hearing about the “Tire Fire of 1990.” Over 4,000 people had to leave their homes because the fire burned for 17 days, costing the province over 15 million dollars. Since then, the province has greatly tightened up their waste regulatory regime, making the chances of another weeks-long fire rare.

With the Grand River right next door and less than 20 minutes to Port Dover, there is no shortage of opportunities to get out and enjoy the best of nature. If you love cycling, hiking or simply relaxing at the beach, you’re going to love it here.

The great thing about living in an emerging community like Hagersville is that you truly feel like you can leave stress at the office. When you get home it’s a true retreat into a quiet solitude where the daily grind is left behind.

Hagersville and the surrounding communities hearken back to a simpler time. Small businesses thrive and maintain an old-world charm while breathing life into the community.
Locals...

Don’t judge a book by its cover. While it might look like a traditional pub from the outside, this grill serves up farm fresh breakfast and has a rotating menu to keep local foodies happy.

Don’t worry if you’re missing ingredients for that apple pie, the Foodland in the town centre has you covered. There are also local farmers’ markets every Wednesday from May to December in Market Square.

A Canadian classic that’s always better in a small town. Livingston residents enjoy a three minute drive to their local Timmies, conveniently located at the beginning of their commute.

It’s just a nine minute drive to one of the best craft breweries in the region. Enjoy seasonal craft beer all year long in the Old Jarvis Fire Hall.

There are great options for golf in the region but none as convenient as MontHill Golf which sits halfway between Hagersville and Caledonia. Just eight minutes from Hagersville ensures you’ll never miss your early morning tee time.

Locals flock to Hewitt’s Dairy Bar for a selection of fresh products and 1950’s diner vibes. It’s a great place to grab brunch or treat the kids to ice cream on a hot summer day.

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Where the Locals...
Hagersville’s proximity to a robust farming community is a treasure for foodies looking to adopt a true farm-to-table lifestyle. Freshly farmed meats, dairy and produce will unlock your inner culinary creativity and have everyone’s mouths watering come dinner time.

Nearby Caledonia and Jarvis extend the natural farming community and provide even more access to fresh ingredients. A quick drive in any direction and you’ll find street-side pop-up vendors selling fresh corn, berries and dairy.

**WALLY PARR SAUSAGE**

Our favourite on the list, this well-known spot has some of the best sausages we’ve tried. Established in 1969 and still 100% Canadian made, Wally Parr offers affordable high-quality meats and their products have locals coming back time and time again.

**HEWITT’S DAIRY BAR**

A summertime favourite for their frozen treats, Hewitt’s Dairy Bar has been serving the community since 1887 when its founder James Hewitt started delivering milk door-to-door in Hagersville. Since then, its evolved into a full-service diner but you can still trust them to have a fresh selection of dairy in their retail store. With over 60 flavours of ice cream, your kids are going to love it here.

**EUROPEAN EDGE MEATS AND DELICATESSEN**

This award-winning deli offers locally sourced meats and produce which are all antibiotic and hormone free. All of their beef is from Norwich, Ontario, and is aged a minimum of 21 days to ensure quality and taste. Their chicken is from St. George and are free run and grain fed. They also offer a variety of lunch options such as pork and chicken schnitzel as well as baked goods made fresh daily.

**HAGERSVILLE FARMERS’ MARKET**

Every Wednesday in the centre of Hagersville you’ll find their popular Farmers’ Market. From 7am to 12pm you can choose from fresh produce, meats and confections. Find seasonal treats during the months the market is open, between May and December.

**NORTON FARMS**

Started in 2013 by Ken Norton and his wife Yuka, Norton Farms promotes natural and sustainable farming. Their livestock is humanely and ethically raised and they share their passion with the community. There are a number of ways to take advantage of their monthly specials, including a subscription to their meat box program where you will get a selection of grass-fed beef, pasteurized pork and free range chicken. Browse the selection of products online, or drop by the farm in person.

**SAUSAGE PARTY**

17 minutes from Empire Livingston and a favourite among the locals, Wally Parr’s Sausages contain no fillers and only the best tasting, highest quality meat around.

**WE ALL SCREAM FOR ICE CREAM**

4 minutes from Empire Livingston, Hewitt’s Dairy Bar is sure to become a favourite spot for a delicious cold treat on a hot day.

**IT’S OUR JAM**

11 minutes from Empire Livingston is the unassuming Norton Farms, boasting a wonderful selection of jams, honey, meats and cheeses.
ADVENTURE awaits
Pack the car, grab the kids and go. Take advantage of local convenience and explore all the region has to offer.

ON THE GO

HIGHWAYS

- 2 MINS TO HWY 6
- 40 MINS TO HWY 403

AIRPORTS

- 30 MINS TO JOHN C. MUNRO HAMILTON INTL. AIRPORT
- 1 HOUR + 10 MINS TO PEARSON INTL. AIRPORT

MALLS

- 30 MINS TO SOUTH HAMILTON SQUARE
- 35 MINS TO CADILLAC FAIRVIEW LIME RIDGE

BEACHES

- 20 MINS TO PORT DUFFERIN BEACH
- 54 MINS TO LONG POINT BEACH

NEIGHBOURING TOWNS

- 15 MINS TO CALEDONIA
- 35 MINS TO HAMILTON

PARKS

- 17 MINS TO HALDIMAND CONSERVATION AREA
- 18 MINS TO SENECA PARK & ROTARY RIVERSIDE TRAIL
THE MAGIC OF THE GRAND RIVER

Snaking its way through nearby Caledonia and Cayuga, the beautiful Grand River serves as a prominent location for activities and get-togethers. It's a natural gathering spot for family activities, picnics on the weekend or daily running and cycling for surrounding residents.

Experience the Grand River’s beautiful waterfront, trails and forests first hand. Join locals in fishing, hiking, cycling, canoeing or just enjoying the exquisite beauty of the local river.

TROPICAL PORT DOVER BEACH

One of the best beach experiences in Ontario is just 20 minutes from Empire Livingston. Walking the beach in Port Dover will give you the feeling of truly being removed from it all and like you’ve just arrived at your own tropical retreat. The scenic pier is a great place to people watch, go fishing or simply see the tugboats return to shore with their daily catch.

GRANT KETT PARK

Right in the centre of Hagersville is Grant Kett Park, which is a great multi-use park for your family activities. From walking the dog and picnicking in the summer to tobogganing in the winter, it’s a great resource for locals to take advantage of. The park is also the home of the local music festival and concert series, Hagersville Rocks.

Experience life outside of your four walls. Open space, more exploring and always plenty of clean, fresh air to enjoy.

Rediscover the Great Outdoors
Schools play a major role in the growth of your family and are often one of the most important considerations when buying a new home. To help Empire Livingston homeowners navigate their way through new school options, we’ve put together this guide on education in Hagersville.

Livingston falls under the Haldimand County District of the Grand Erie District School Board.

Elementary School

HAGERSVILLE ELEMENTARY

ADDRESS:
40 Parkview Road, Hagersville, N0A 1H0

GRADES:
JK - Grade 8

EXTRACURRICULARS & SPORTS TEAMS:
Cross Country, Soccer, Volleyball, Basketball, Badminton and Track & Field.

2 MINS FROM EMPIRE LIVINGSTON

Secondary School

HAGERSVILLE SECONDARY

ADDRESS:
70 Parkview Road, Hagersville, N0A 1H0

GRADES:
Grade 9 - 12

EXTRACURRICULARS INCLUDE:
Student Council, Student Action Team, Prom Committee, Indigenous Students Association, ECO Club and Drama.

SPORTS TEAMS:
Football, Basketball, Baseball, Hockey, Volleyball, Track and Field, Lacrosse, Golf, Ultimate Frisbee, Soccer, Badminton and Tennis.

1 MINS FROM EMPIRE LIVINGSTON

Catholic Schools

The Catholic School system is also an option for Livingston residents. Hagersville is within the Brant Haldimand Norfolk Catholic School Board and has the following options.

LOCAL SCHOOLS INCLUDE:
St. Mary's Catholic Elementary School

Out of School Boundary Education

There are also several school options outside of Livingston’s school boundary. In order to enroll students outside of your boundary you must gain approval from the principal of their desired school. Please note that if students are approved for attendance, there is often no transportation provided.

Higher Learning

With some of the best universities and colleges in the country, Southwestern Ontario is a hotbed of post-secondary education options. Academic excellence is right outside your door.

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Wilfrid Laurier University - Brantford Campus

Opened in 1999, Laurier’s satellite campus in Brantford maintains the same commitment to community involvement and innovative learning as the flagship campus in Waterloo. Laurier has over 200 student-led clubs, award-winning faculty, international education and scholarship opportunities and remains one of two universities in Canada to qualify for the Ashoka U designation, distinguishing global leaders in social entrepreneurship and social innovation education.

Mohawk College

Renowned for its innovation and for skilled graduates, Mohawk College is student-focused and committed to community engagement, including working with local employers to ensure graduate success. Mohawk also welcomes students of every variety, offering credential opportunities and a custom approach to learning, including blending learning opportunities online and on campus, co-op placements, clinical placements and labs. For continuing education, flexible opportunities or a return to learning, Mohawk is where you want to be.

McMaster University

Ranked in the top 100 in the world, McMaster is research focused, student-centred and dedicated to pursuing excellence in teaching and research. McMaster is best known for its medical school, but their innovative inquiry-based Arts and Sciences programs are also notable. In their Integrated Sciences program, a maximum of 60 students study science and mathematics in a project-based environment.

Brock University

Brock is a comprehensive research university with more than 70 undergraduate and 40 graduate and doctoral programs, including its school of business, faculty of education and school of fine and performing arts. Brock also has the fifth biggest co-op program in the country including placements in history, liberal arts and dramatic arts, facilitating future employment for graduates.
Discover Hagersville’s Heartbeat

Find your home, your team and your people in Hagersville’s robust programming and community engagement initiatives.

Hagersville Rocks

Hagersville Rocks is without a doubt the most exciting annual festival in the region. This country barn burner brings the best performers right into Grant Kett Park every July for a two-day concert series. Recent artists include the Jim Cuddy Band, The Washboard Union and Alan Doyle to name a few.

Cheer Them On

The Hagersville Minor Hockey association is a huge part of the community and the home of the Hagersville Hawks. The Memorial Arena is just 3 minutes from Empire Livingston which makes those early morning practices convenient and dare we say even... enjoyable.

A Town with Rich History

Helen Livingston was the granddaughter of Hagersville founder Charles Hager, and she helped the community flourish after its settling in 1842. Our community takes its name from this historic Hagersville figure; like Helen, our vision is to grow the community and welcome a new generation of residents looking to experience the best of small-town living.

A town dedicated to community building, getting to know their neighbours and being involved.
OPEN ROADS, REIMAGINED.
CELEBRATING OVER 25 YEARS
OF BUILDING BEAUTIFUL
PLACES TO LIVE