

VIEW NORTH



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**PROPERTY
VIDEO**

COUNTY ROAD 31

Property 2: 933 County Road 31 (± 18.90 acres)

CEDAR STREET

ONTARIO STREET

Property 1: Cedar Street & Ontario Street (± 28.63 acres)

LAKE ONTARIO

STUNNING WATERFRONT COMMUNITY DEVELOPMENT OPPORTUNITY

CEDAR ST & ONTARIO ST AND 933 COUNTY RD 31

ALNWICK/HALDIMAND, ON • SITES TO BE SOLD TOGETHER OR SEPARATELY

LAND
SPECIALISTS

CBRE



THE OFFERING

STUNNING WATERFRONT DEVELOPMENT OPPORTUNITY

CBRE Limited is pleased to offer for sale, Cedar Street/Ontario Street (Property 1) and 933 County Road 31 (Property 2) in Alnwick/Haldimand, Northumberland County (collectively referred to as the ‘Properties’ or ‘Sites’). The Sites offer two, large-scale, low density residential development parcels located within the Lakeport Hamlet area of the local Official Plan.

The Sites offer an unmatched opportunity to purchase the Properties, either together or separately, and build a waterfront subdivision on Lake Ontario in an established community. Both the County and Local Official Plans earmark the land for Rural Settlement and Hamlet Residential development.

Property 1 offers approximately 1,400 feet of stunning Lake Ontario water-frontage, which will offer substantial unit premiums for the homes that back directly on to the beach and water-frontage. The remaining homes can be laid out to have direct waterfront and beach access. The existing single detached home offers a beautifully maintained, estate-style home that can be incorporated into a proposed development, severed from the additional land and kept separately, or demolished prior to the commencement of the development.

Property 2, located directly across the road on Cedar Street, offers the potential to develop a subdivision with substantial unit premiums that is steps from the waterfront and located adjacent to the existing Lakeport Community.

Immediately west of the Sites, a developer is proposing a full-scale, 800-unit beachfront community, Lakeport Beach, with a mix of housing types, including single detached homes, townhomes, parks, playgrounds, and 1.3 km of untouched pebble beach along the shores of Lake Ontario.¹

The Sites offer a rare opportunity to acquire one or two large-scale development parcels, zoned and designated for desirable low density housing product with direct Lake Ontario water frontage and easy access to Highway 401 in the fast-growing Northumberland County.

Source ¹ <https://lakeportbeach.ca/about/>

PROPERTY 1

CEDAR STREET & ONTARIO STREET

Main Intersection	Cedar Street and Ontario Street
PIN	511390146
Total Land Area	± 28.63 acres
County Official Plan	Rural Settlement Area
Local Official Plan	Hamlet Area; Lake Ontario Waterfront
Zoning	Hamlet Residential–Hold; Environmental Protection



PROPERTY 2

933 COUNTY ROAD 31

Main Intersection	County Road 31 and Ontario Street
PIN	511390252
Total Land Area	± 18.90 acres
County Official Plan	Rural Settlement Area; Natural Heritage Area
Local Official Plan	Hamlet Area
Zoning	Hamlet Residential; Development



EXISTING HOUSE, PRIVATE WATERFRONT & SCENIC LAND

PROPERTY I: CEDAR STREET & ONTARIO STREET



EXISTING HOUSE, PRIVATE WATERFRONT & SCENIC LAND

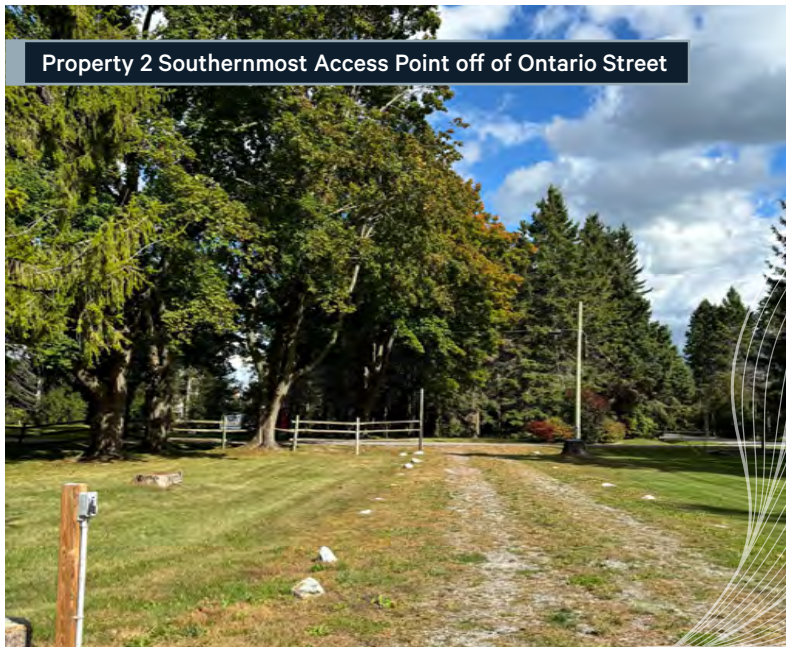
PROPERTY I: CEDAR STREET & ONTARIO STREET

LARGE-SCALE, OPEN & FLAT LAND WITH ± 1,400 FEET OF LAKE ONTARIO WATERFRONTAGE



EXISTING PROPERTY ACCESS POINTS

3 ACCESS POINTS FOR CEDAR STREET & ONTARIO STREET AND 1 ACCESS POINT FOR 933 COUNTY ROAD 31



PLANNING & POLICY OVERVIEW

CEDAR STREET & ONTARIO STREET AND 933 COUNTY ROAD 31

COUNTY OFFICIAL PLAN

RURAL SETTLEMENT AREA

Northumberland County is currently reviewing its Official Plan. As part of this review, the County has re-done its mapping for all Natural Heritage Features within Northumberland, which has been overlayed with the Properties as shown below:



LOCAL OFFICIAL PLAN

HAMLET AREA (PROPERTY 1 & 2); LAKE ONTARIO WATERFRONT (PROPERTY 1)

HAMLET AREA: This designation applies to both Property 1 and Property 2, and is broadly intended to recognize the mixed-use nature of the settlements and the important role they play as residential, commercial and social cores within the Township.

Permitted uses may include residential (single detached, semi-detached, tri-plex, fourplex, row/townhouses and low-rise apartment units), commercial uses supporting local needs, small-scale industrial, parkland, recreational, institutional uses and community facilities. The ultimate use will depend on the zoning for the Site and the type of development built in the immediately surrounding area.

The Official Plan states that Hamlets should be built as a contiguous extension of existing built-up areas and not result in the premature demand for municipal services. Regarding Hamlets, municipal sewage and water services are the preferred forms of servicing. If this is not available, several private, communal servicing connections / systems may be considered. For any residential development of more than six units in these areas, municipal operation and ownership of communal sewage systems is required.

Residential lots for single detached dwellings should have a minimum area of approximately 4,000 square meters (~1 ac.).

LAKE ONTARIO WATERFRONT: This designation applies to the Cedar Street and Ontario Street property only. According to Section 3.26 of the Official Plan, any development application for lands on the waterfront must account for the recommendations of the Lake Ontario Shorelands Project report, 2003.



Current Planning Designations		Local Official Plan	Zoning
Address	Cedar Street & Ontario Street	Hamlet Area; Lake Ontario Waterfront	Hamlet Residential-Hold (HR-H); Environmental Protection (EP)
Address	933 County Road 31	Hamlet Area	Development (D); Hamlet Residential (HR-14)

ZONING BY-LAW

HAMLET RESIDENTIAL; ENVIRONMENTAL PROTECTION (PROPERTY 1)

Below are the specifications for subdivided lots in a Hamlet Area. Permitted uses include single detached, semi-detached, and secondary dwellings.

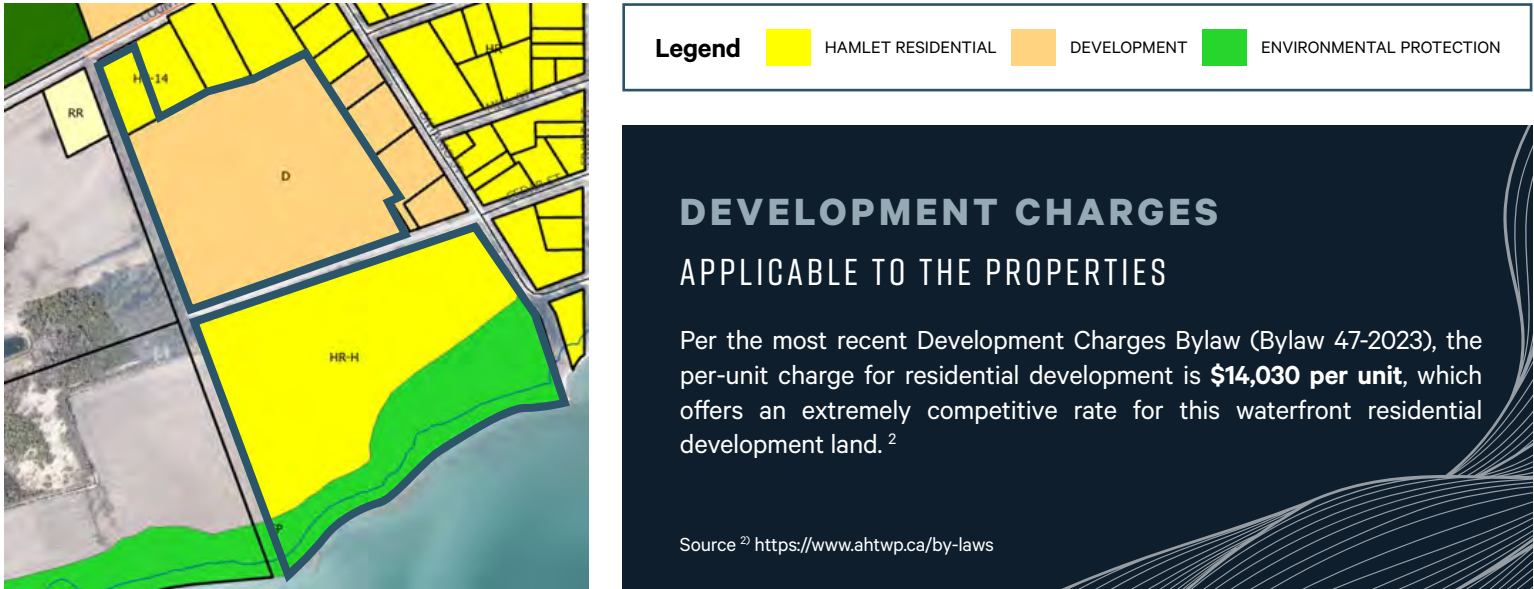
	Public Water Supply & Private Sewage Disposal	Private Water Supply & Private Sewage Disposal
Single Detached Dwelling	4,000 sq. m. (43,057.05 sq. ft.)	4,000 sq. m. (43,057.05 sq. ft.)
Duplex Dwelling	6,000 sq. m. (64,585.58 sq. ft.)	6,000 sq. m. (64,585.58 sq. ft.)
Semi-Detached Dwelling (on Same Lot)	6,000 sq. m. (64,585.58 sq. ft.)	Not Permitted
Semi-Detached Dwelling (on Separate Lot)	3,000 sq. m. (32,292.79 sq. ft.)	Not Permitted

Discussions with the Township Planning Department indicated that, to create Hamlet Residential lots on Property 1, submission of consent applications to the Township would be required and that once the necessary development agreement is in place and the conditions are met for development to proceed, the holding symbol may be lifted. The Planning Department suggests proponents set up a consultation meeting so that they can advise as to the specific requirements of any proposal. Please reach out to the listing team for more information.

DEVELOPMENT (D); HAMLET RESIDENTIAL (PROPERTY 2)

Development (D) zoning is typically used as a transitional zoning for future development of lands, allowing for existing uses of the lands, to be developed or redeveloped in the future based on the suitability of the land for development. The permitted uses listed in the local Zoning Bylaw include existing dwellings and accessory units.

The specifications for the Hamlet Residential portion of this Property can be referred to above.



MARKET OVERVIEW

MLS RESALES & DEVELOPMENT ACTIVITY

SINGLE DETACHED WATERFRONT RESALES



Type	Detached Bungalow
Water Frontage	± 84.3 ft
Garage	2 car attached
Lot Size	± 0.516 ac.
Estimated Living Area Above Grade	± 2,000 sq. ft.
Sold Price	\$1,515,000
Sold Date	09/10/2024



Type	Detached 1.5 Storeys
Water Frontage	± 125 ft.
Garage	2 car detached
Lot Size	± 0.657 ac.
Estimated Living Area Above Grade	± 1,896 sq. ft.
Sold Price	\$1,187,000
Sold Date	08/30/2024



NEARBY DEVELOPMENT ACTIVITY

DEVELOPMENT 1. LAKEPORT BEACH

BY: LANDLAB INC.

In 2021, LandLab Inc. purchased the ± 153 ac. development shown below, which had in-place OMB permissions for a 62-unit, estate residential waterfront community at the time of sale. Since the purchase, LandLab has engaged multiple levels of government, as well as the local community through three town hall meetings, to propose an approximately 800-unit, seniors' oriented development involving multiple unit types made up of mostly single-detached bungalows, cottages, duplexes, townhomes, flats, and accessory dwelling units, involving a host of natural amenities, including 1.3-kms of untouched pebble beach waterfront along Lake Ontario.³

Source ³⁾ <https://lakeportbeach.ca/news/you-spoke-we-listened/>

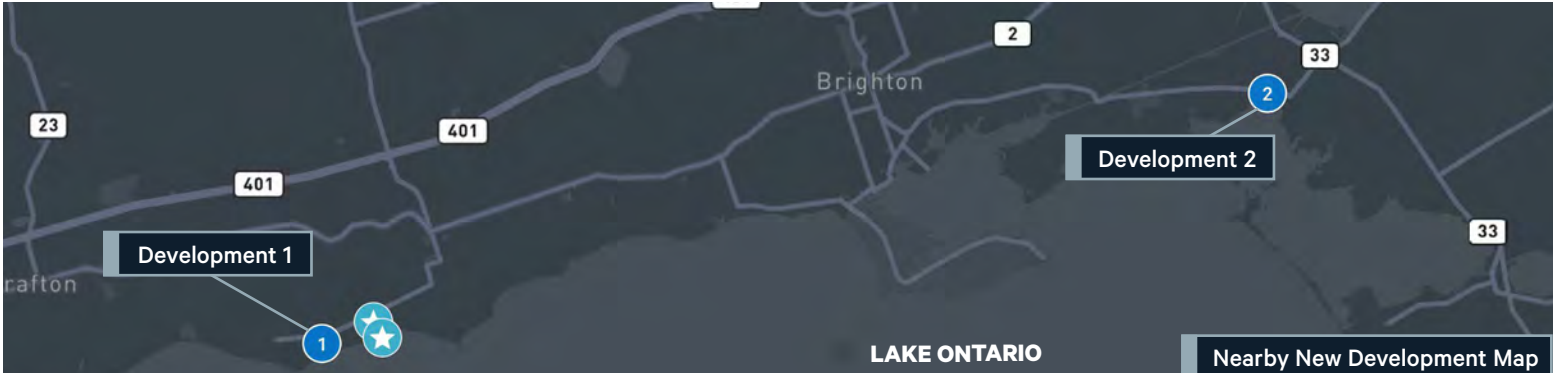


DEVELOPMENT 2. YOUNG'S COVE

BY: BRIARWOOD HOMES

Briarwood Homes has planned a new waterfront community in Prince Edward County, nearby a waterpark, greenspaces, kilometers of pathways, and 7,000 feet of shoreline. The Lake Collection involves eight Bungalow models with 2 and 3 car garages, ranging in living area above grade between 1,405 sq. ft. and 2,717 sq. ft., with **prices ranging from \$1,551,990 - \$1,882,990.**⁴

Source ⁴⁾ <https://youngscove.ca/special-pricing.php>



LOCATION OVERVIEW, TOURISM & AMENITIES

COLBORNE & THE TOWNSHIP OF CRAMAHE

The Properties are situated nearby Colborne and the Township of Cramahe, which are noted for their prime position along Ontario’s Apple Route. You’ll know you’ve arrived when you see The Big Apple (a giant, red apple with a huge smile) – a bright beacon for family fun – along Highway 401 at exit 497. It’s a memorable roadside attraction between Toronto and Kingston, but you’ll find more than a generous helping of all things apple in Colborne and the Cramahe area. You’ll find a great Ontario getaway waiting for you – from Colborne’s peaceful Victoria Square Park with cute shops nearby, to a great farm escape, and some of Northumberland County’s most incredible views.⁵
Source [®] <https://www.northumberlandtourism.com/en/road-trip/Colborne.aspx>

Click to View:

[Northumberland County OFFICIAL TOURIST SITE](#)

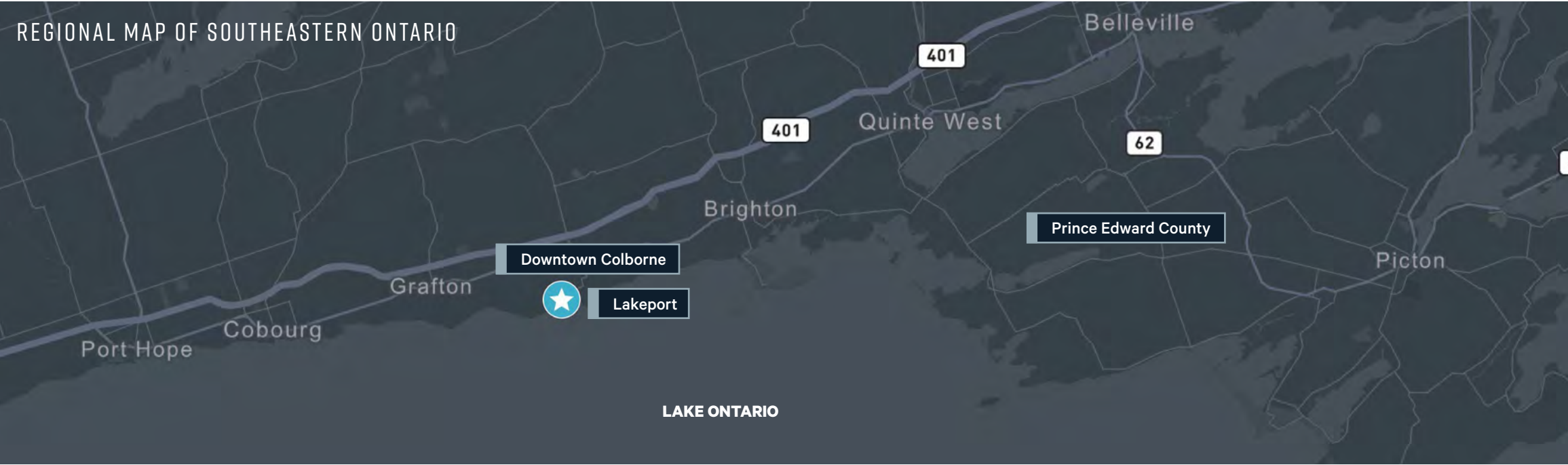
PRINCE EDWARD COUNTY

The Subject Properties are situated just 30-minutes from Prince Edward County, which is a culturally rich area with a popular music, arts, theatre, wineries and culinary scene. Throughout the picturesque County there are countless shops, wineries, cultural events, theaters, heritage sites, parks and beaches that have become a popular tourist destination year-round. Most notably Prince Edward County is known for their 40+ award-winning wineries and chef-driven restaurants. Prince Edward County is also well known for its beaches, provincial parks and conservation areas, such as Sandbanks Provincial Park, Sandbanks Dunes Beach and Wellington Beach. Prince Edward County is easily accessed from the Site via either Highway 401 or County Road 2 which are major thoroughfares through the Region.⁶
Source [®] <https://www.visitthecounty.com/about/>

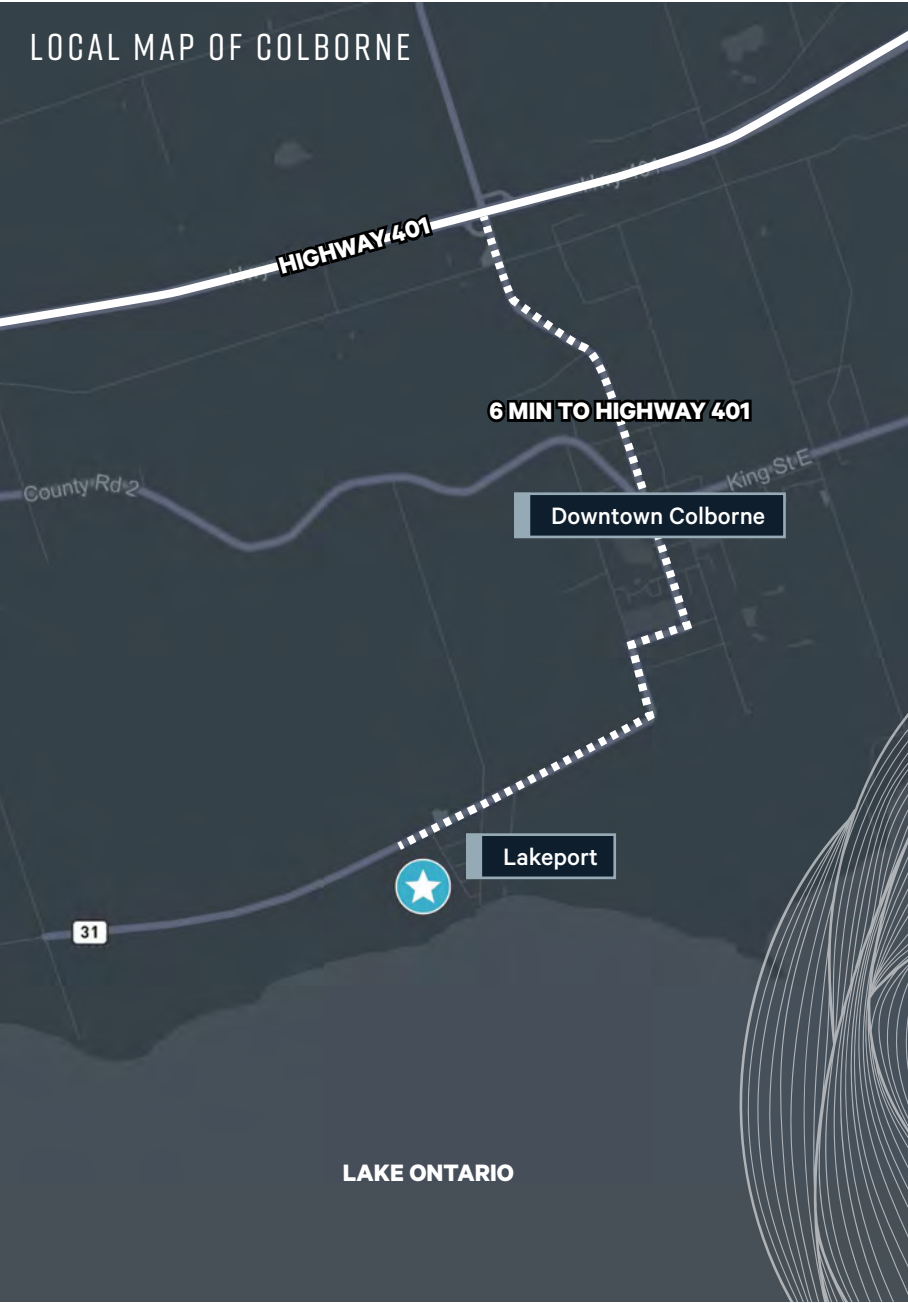
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[PRINCE EDWARD COUNTY OFFICIAL TOURIST SITE](#)

REGIONAL MAP OF SOUTHEASTERN ONTARIO



LOCAL MAP OF COLBORNE



The Big Apple in Colborne



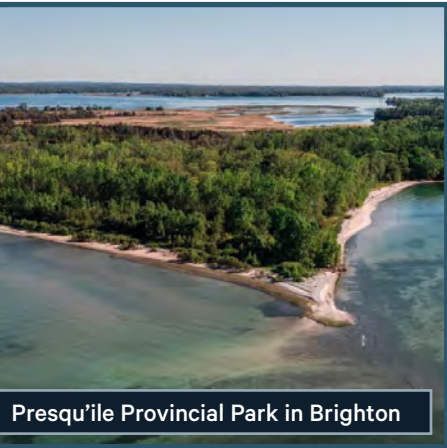
Variety of beaches along Lake Ontario Shoreline



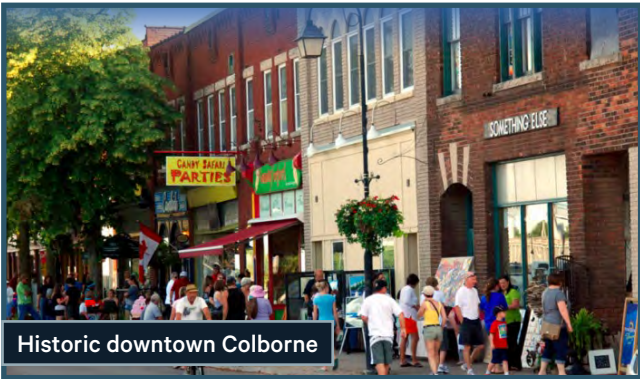
Local Winery in Prince Edward County



Colborne & Prince Edward County Shops



Presqu'île Provincial Park in Brighton



Historic downtown Colborne



Drake Devonshire in Prince Edward County



The Sandbanks Provincial Park in Prince Edward County



Popular Winery Tourism Industry in Prince Edward County



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933 COUNTY RD 31 ASKING PRICE:
\$2,500,000

CEDAR ST & ONTARIO ST ASKING PRICE:
\$4,500,000

DUE DILIGENCE & OFFERING PROCESS

DUE DILIGENCE

The Vendor will make documents related to the Property available to be accessed in a confidential online Data Room.

CONFIDENTIALITY AGREEMENT (CA)

Qualified purchasers that request access to the online Data Room must complete the CA at the link below:

CLICK HERE TO SUBMIT CA

OFFER SUBMISSION

CBRE Limited (the “Advisor”) has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

Daniel Satoor
Associate Vice President
+1 416 496 6203
daniel.satoor@cbre.com

SALE CONDITIONS

Any information related to the Properties which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective partner/purchaser, has been prepared and provided solely for the convenience of the prospective partner/purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

CO-OPERATING FEE

CBRE Limited will provide co-operating brokers with information and access to the data room when provided with a fully executed confidentiality agreement. Brokerage fees will be paid in full upon the successful completion of the transaction. For clarity, please contact any of the listing agents.

**LAND
SPECIALISTS**

CBRE

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* Sales Representative | All outlines approximate | DISCLAIMER

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