

12530

CHINGUACOUSY ROAD

CALEDON, ONTARIO

For Sale: 44.94 Acres of Residential Development Land



CBRE Lennard:



Contents

- 1 Executive **Summary**
- 3 Property **Survey**
- 5 Official **Plan**
- 9 Neighbouring **Developers**
- 11 Location **Overview**
- 13 Active **Developments**
- 15 Offering **Process**

Executive Summary

CBRE Limited and Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their clients (“the Vendors”) to coordinate the sale of residential development lands comprised of 44.94 acres located in the Town of Caledon, Ontario (“the Property”).

The land is located on the west side of Chinguacousy Road, just north of Mayfield Road and is designated “New Community Area” within the Caledon Official Plan. The Property is surrounded by amenities, numerous neighbouring developments, the Mayfield West Secondary Plan, and is minutes away from Highway 410 and the proposed Highway 413. The Property benefits from its proximity to the Mayfield West 2 development area.

Offering Process

The Advisors, on behalf of the Vendors, are soliciting investors, developers and builders for Agreements of Purchase and Sale on the Vendor’s standard form. The offering process will be communicated to interested parties via the online dataroom. The offers will be responded to at the Vendor’s discretion. All offers are to be submitted to Eva Viele and Sara Hagerman.

Property Highlights



Surrounded by active development groups and prominent developers’ land.



Directly south of the future Highway 413 and a short drive to Highways 410, 407, and 401.



Designated “New Community Area” in the Caledon Official Plan



Located next to the Mayfield West Secondary Plan



Located in a rapidly growing municipality that is expected to increase to 150,000 people by 2035.

Property Overview



Location

Located on the west side of Chinguacousy Road, North of Mayfield Road



Planning

Zoned A1 - Agricultural
Proposed RMD-AAA-HDD
Mixed Density Residential



Total Site

44.94 Acres

Frontage

413 Ft.



Legal Descriptions

PT LT 20 CON 3 WHS
CHINGUACOUSY
PART 1, 43R10208 ; CALEDON
PT LT 20 CON 3 WHS
CHINGUACOUSY
PART 2, 43R19559 ; CALEDON



Current Official Plan Land Use Designation

Prime Agricultural (Caledon
Official Plan 2018); New
Community Area (Caledon
Official Plan March 2024)

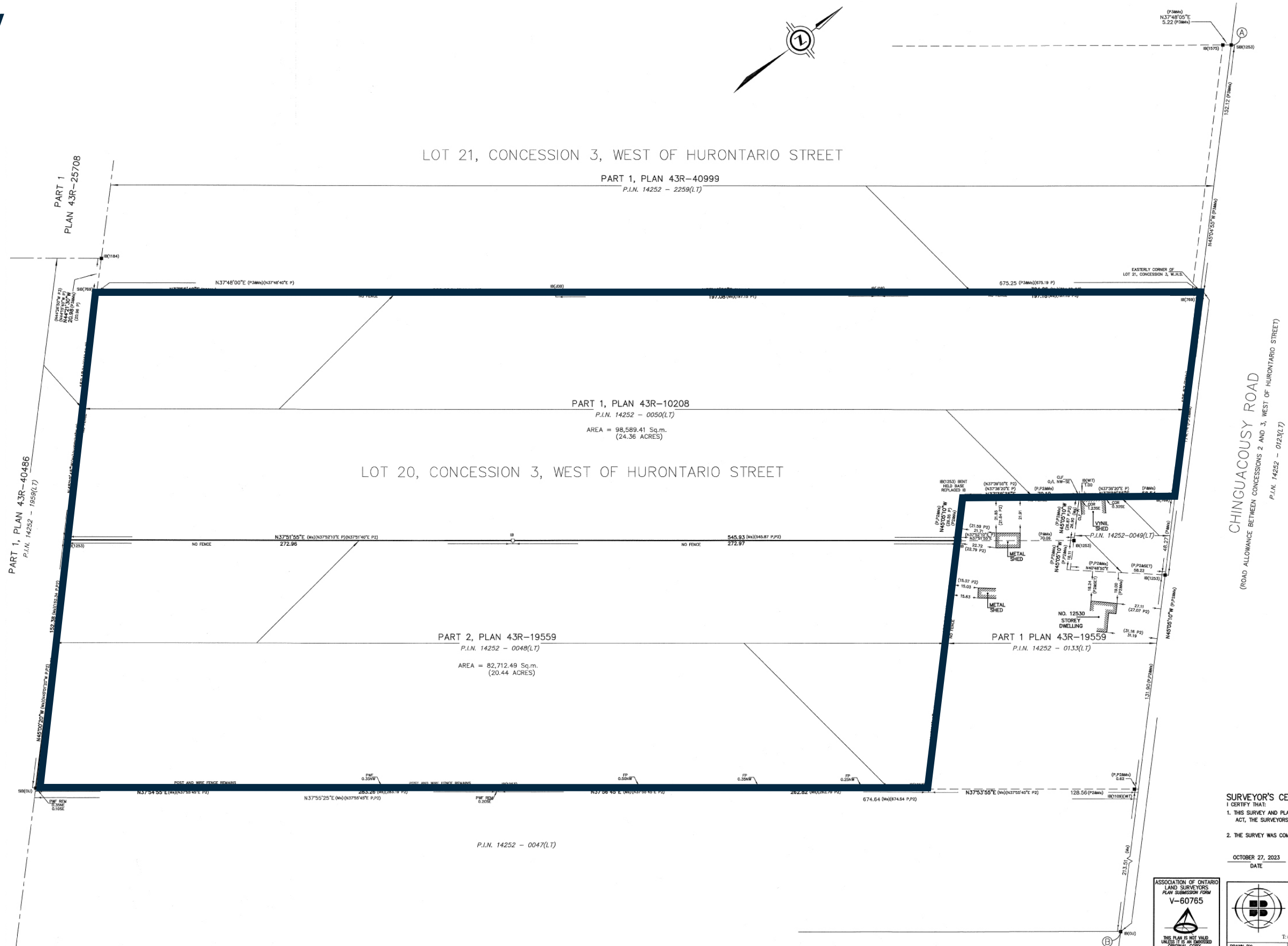


PIN's

142520050
142520048



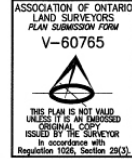
Property Survey



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2023.

OCTOBER 27, 2023
DATE

[Signature]
GADIAN N. POPA
ONTARIO LAND SURVEYOR



GUIDO PAPA SURVEYING SURVEYING
A Division of MAPPING
J. D. Barnes Limited GIS

9155 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0J4
T: (289) 553-5961 F: (289) 553-0966 www.jdbarnes.com

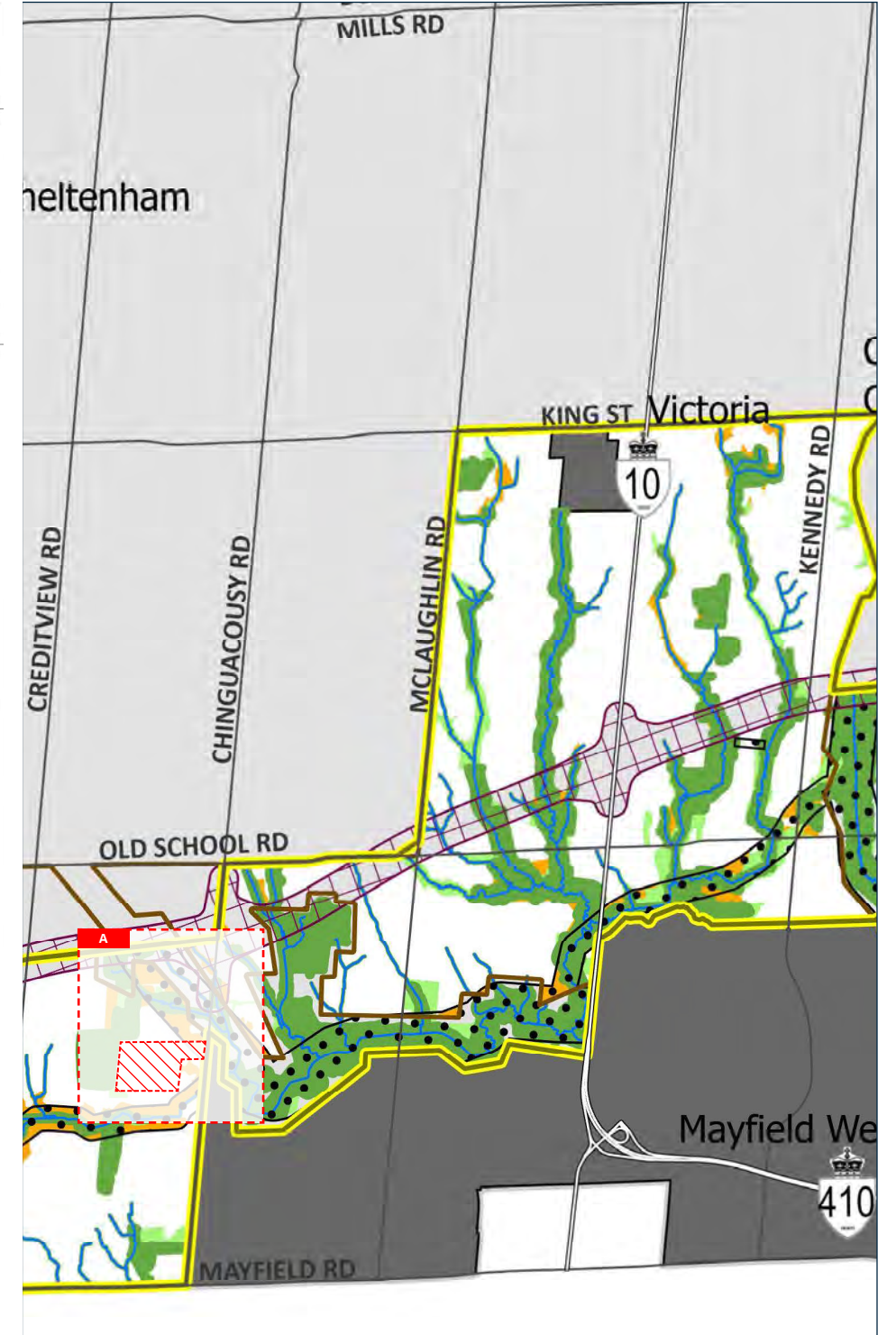
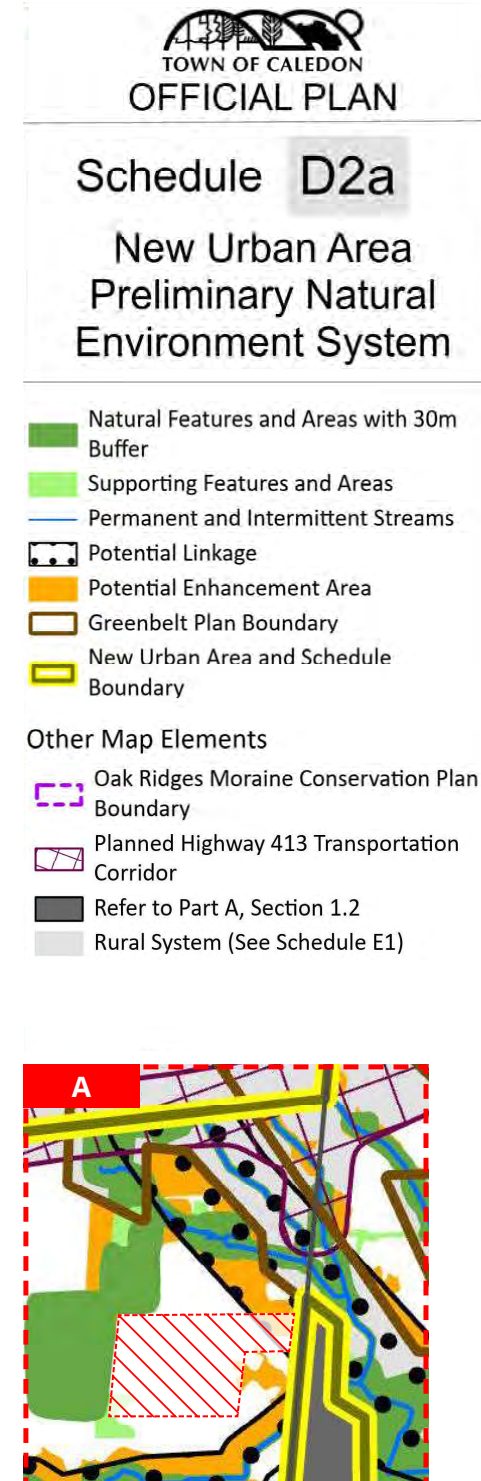
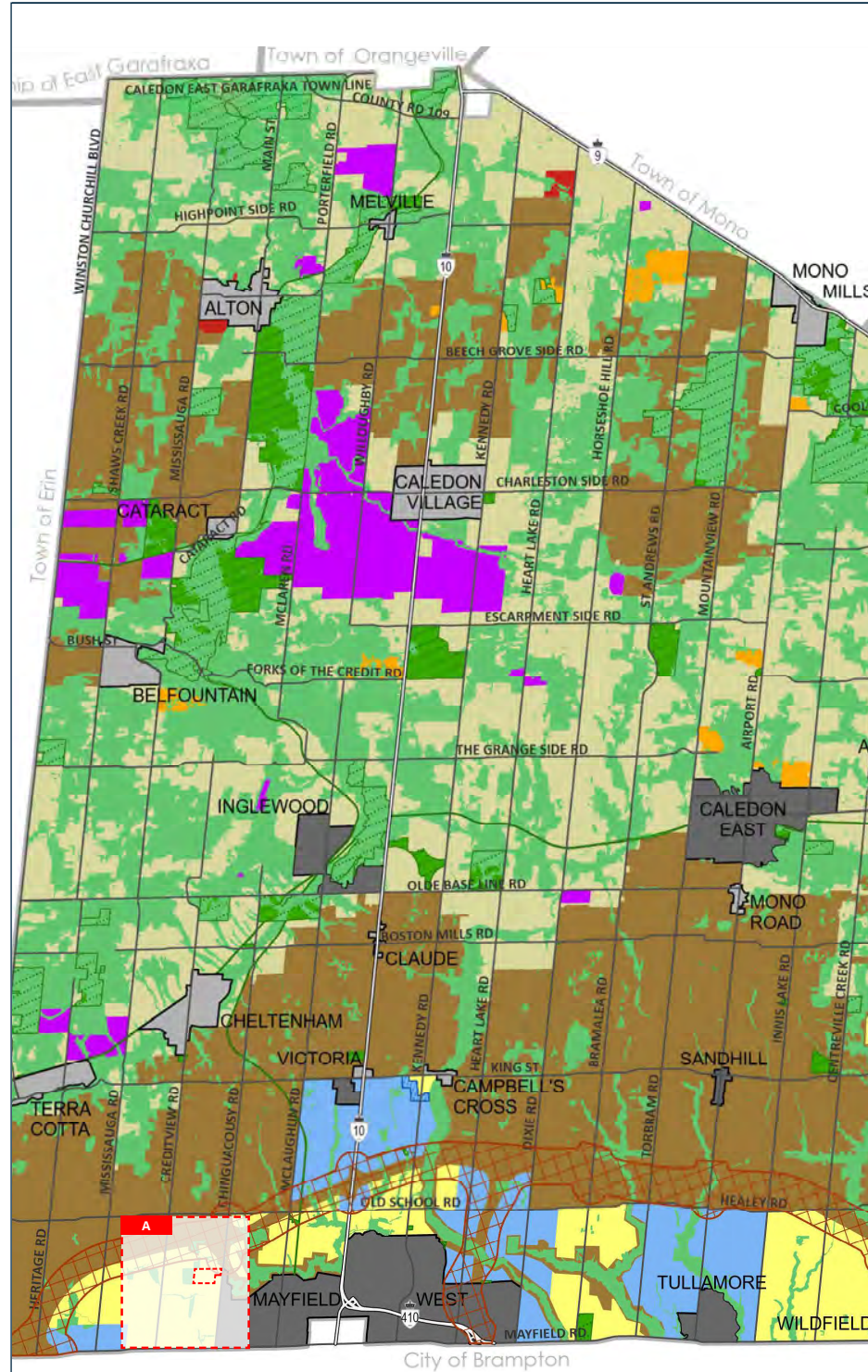
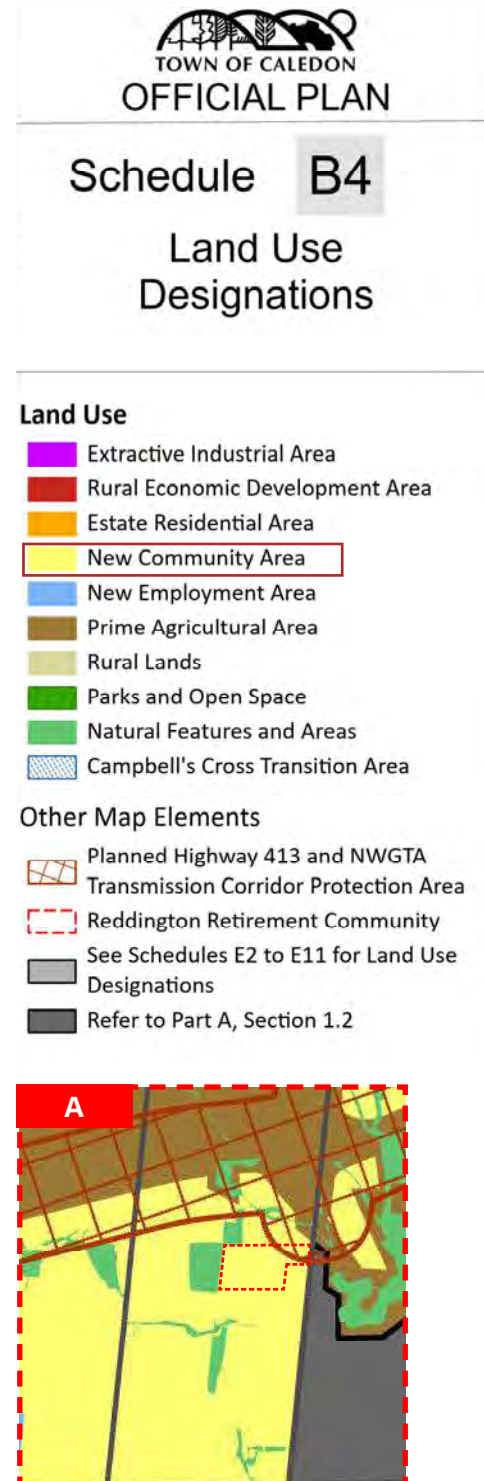
DRAWN BY: D.N.P. CHECKED BY: D.N.P. REFERENCE NO.: 23-18-607-00
DATE: 10/27/2023

Official Plan

In November 2022, the Province approved the new Region of Peel Official Plan which brings 12530 Chinguacousy Road into the 2051 New Urban Expansion Area. From Spring 2022 to February 2024, The Town of Caledon undertook the process of reviewing and updating the municipal Official Plan, further refining and providing land use designations within these new designated expansion areas. At the Council Meeting on March 26, 2024, Council adopted and advanced the Official Plan to help shape the future Caledon wants to see for the next 30 years. The Official Plan has now been submitted to the Region of Peel for approval. Within the adopted Official Plan, the Subject Property

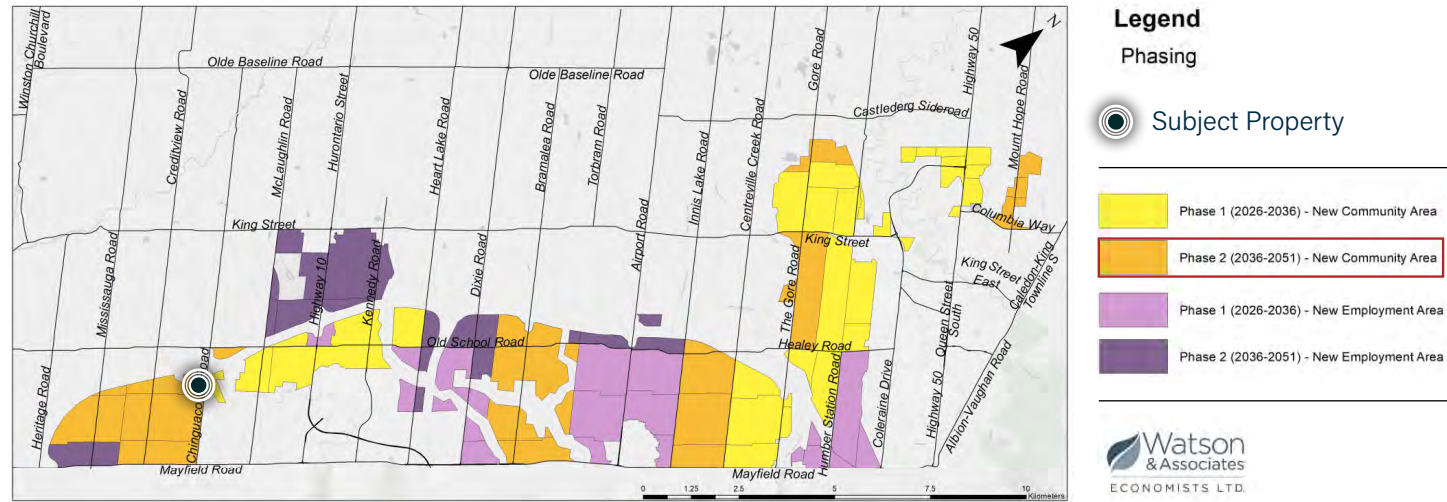
has since been redesignated from "Prime Agricultural Area" to "**New Community Area**". The new Official Plan will be implemented in three phases. Phase 1, now complete, provides the framework and policies to guide development and decision-making to 2051. The updated town structure is supported by town-wide policies and policies for three defining systems: the Environment and Open Space System, the Rural System, and the Urban System. Future secondary plans will provide detailed

policies for these areas. Phase 2 (in progress) and phase 3 of the Official Plan will add more policies as studies are completed about growth management, major transit station areas, mineral aggregate resources, and truck parking and goods movement as well as updated policies for the Town's existing secondary plan areas - until then, those areas will remain subject to the existing Town of Caledon Official Plan.

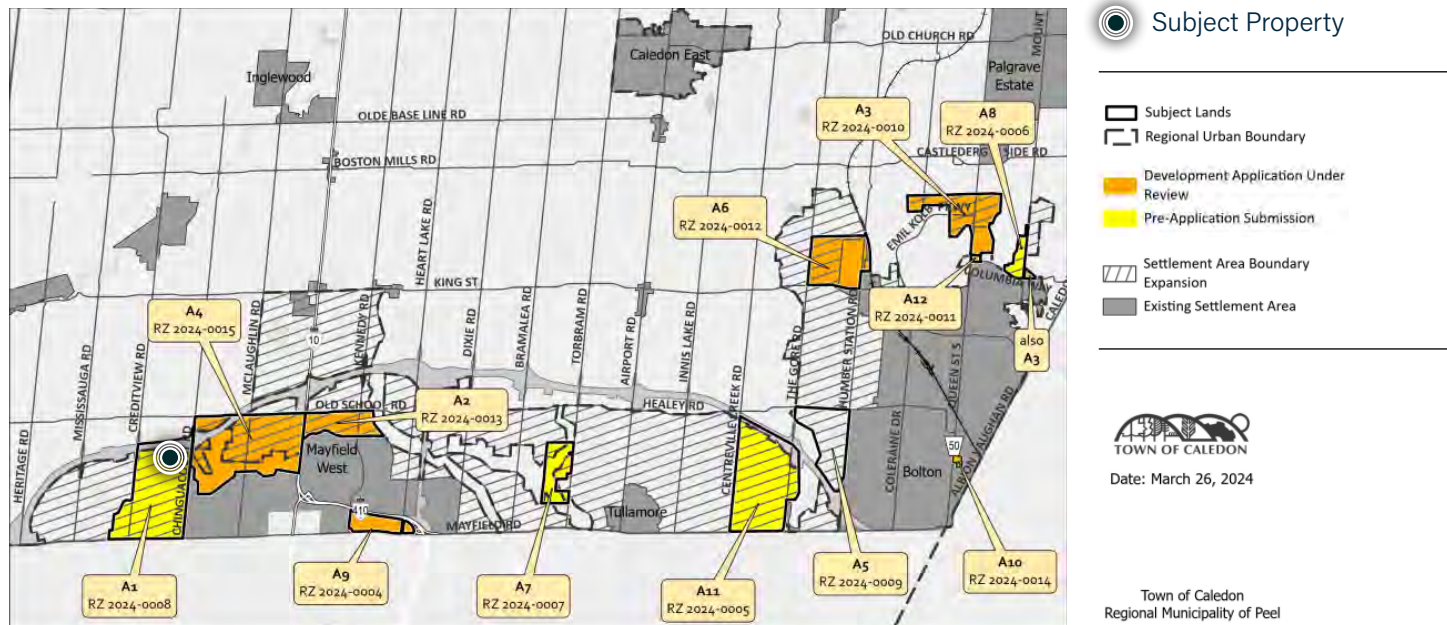


Official Plan

Town of Caledon Proposed Growth Phasing: 2026-2051

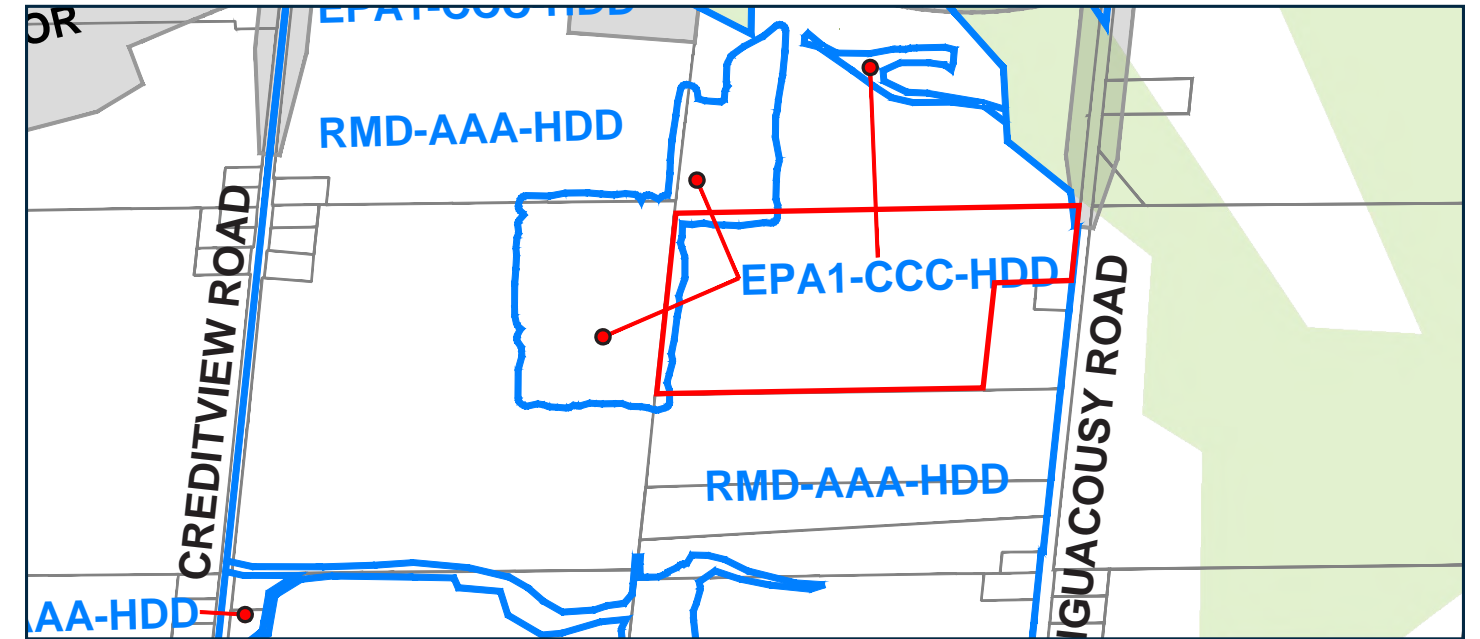


On November 21, 2023, the Town of Caledon had a committee meeting to introduce the Growth Management and Phasing Plan. The proposed Phasing Plan currently designates the Property as Phase 2 New Community Area. New Community Area's permit various residential type uses. The Phasing Plan timelines are being reviewed and are subject to change.



On March 24, 2024 the Town of Caledon released an advanced rezoning plan to expedite nearly 35,000 housing units in Caledon within the new urban boundary. The rezoning plan is currently under review and if approved, the Property may be subject to an accelerated timeline for development.

12530 Chinguacousy Road, Caledon, ON Proposed Zoning By-Law Amendment



Permitted Uses

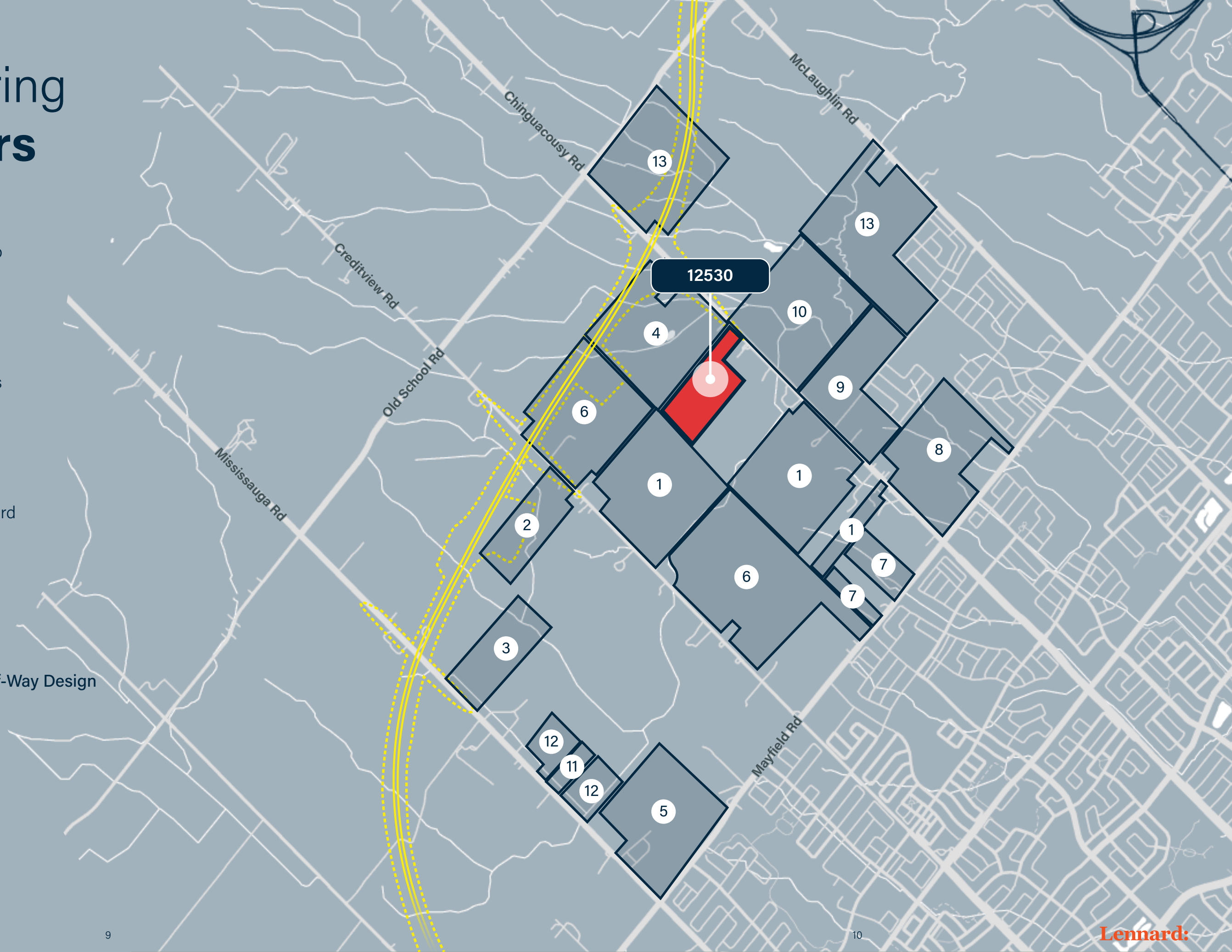
RMD-AAA-HDD			
<ul style="list-style-type: none"> Accessory Uses Adult Day Centre Amusement Arcade Animal Hospital Apartment, Accessory Art Gallery Artist Studio and Gallery Bakery Bed and Breakfast Establishments Building, Apartment Building, Apartment, Senior Citizens Building, Mixed Use Business Office Clinic Community Centre Conference Centre Convenience Store Crisis Care Facility Cultural Centre Day Care, Private Home Day Nursery 	<ul style="list-style-type: none"> Drive-Through Service Facility Dry Cleaning or Laundry Outlet Dwelling, Back-to-Back Townhouse Dwelling, Detached Dwelling, Detached, Rear Lane Dwelling, Semi-Detached Dwelling, Semi-Detached, Rear-Lane Dwelling, Stacked Townhouse Dwelling, Townhouse Dwelling, Townhouse, Rear-Lane Emergency Service Facility Environmental Management Farmers Market Financial Institution Fitness Centre Forest Management Funeral Home Furniture Showroom Government Office Grocery Store 	<ul style="list-style-type: none"> Home Occupation Hospital Hotel Laboratory, Medical Laundromat Library Live-Work Unit Long-Term Care Facility Medical Centre Merchandise Service Shop Motor Vehicle Gas Bar Motor Vehicle Washing Establishment Multiplex Municipal Drain Museum Non-Market Housing Outdoor Seasonal Garden Centre, Accessory Outdoor Display or Sales Area, Accessory Park Patio, Outdoor 	<ul style="list-style-type: none"> Personal Service Shop Pharmacy - Place of Assembly Place of Entertainment Place of Worship Printing and Processing Service Shop Private Club Public Transit Depot Recreation, Non Intensive Restaurant Retail Store Retail Store, Accessory Sales, Service and Repair Shop School Seniors Retirement Facility Shopping Centre Supermarket Training Facility Veterinary Hospital Video Outlet/Rental Store Wellness Centre
EPA1-CCC-HDD			
<ul style="list-style-type: none"> Additional Permitted Uses: Environmental Management Forest Management 	<ul style="list-style-type: none"> Flood or Erosion Control Recreation, Non-Intensive, Trails Essential Infrastructure 		

Neighbouring Developers

- 1 Argo Development Corp
- 2 Calton Developments
- 3 Castlepoint
- 4 Castleridge Homes
- 5 Corteva Agriscience
- 6 Fieldgate Developments
- 7 Golden Gate Group
- 8 Laurier Group
- 9 Mattamy Homes
- 10 Paradise Developments
- 11 Peel District School Board
- 12 Remington
- 13 Zancor Homes

 Highway 413 Project Route

 Preliminary Highway Right-of-Way Design



Location Overview

Restaurants ●

- | | |
|---|------------------------------|
| 1 Butter & Cup Café & Tea House | 7 Nando's PERi-PERi |
| 2 Subway | 8 Five Guys |
| 3 Tim Hortons | 9 Kelseys Original Roadhouse |
| 4 Antica Osteria Italian Eatery Limited | 10 The Keg Steakhouse + Bar |
| 5 Authentique Delights Inc. | 11 Jack's Brampton |
| 6 Harvey's | 12 Moxies |

Retail & Entertainment ●

- | | |
|-----------------------|--------------------------------|
| 1 Sobey's | 8 Fortinos |
| 2 Shoppers Drug Mart | 9 No Frills |
| 3 Food Basics | 10 Foodland |
| 4 Metro | 11 Canadian Tire |
| 5 LCBO | 12 The Home Depot |
| 6 Walmart Supercentre | 13 Sport Chek |
| 7 Indigo | 14 Silvercity Brampton Cinemas |

Parks & Recreation ●

- | | |
|--------------------------------|---------------------------|
| 1 Heart Lake Conservation Park | 3 Conservation Drive Park |
| 2 Treetop Trekking | 4 Turnberry Golf Club |

Drive Times

Hwy 410	5 min 4.3 km
Hwy 407	17 min 24.5 km
Hwy 401	26 min 37.5 km
Brampton Caledon Airport	6 min 5.3 km
Toronto Pearson International Airport	29 min 42.6 km
Downtown Toronto	1 hr 2 min 59.6 km



Active Developments

Active Townhouse Developments ●

#	Development Name	Developer	Remaining Inventory	Total Units	Total Units Released	Min Size (SF)	Max Size (SF)	Min Price	Max Price	Current PPSF	Lot Type	Lot Size (ft)	Sales Start Date	Tenure
1	Caledon Towns	Auriga Homes	5	6	6	2,145	2,217	\$ 1,039,900	\$ 1,089,900	\$ 481	Rear Lane	18	Oct 27, 2023	Freehold Common Element
			8	11	11	2,139	2,184	\$ 1,069,900	\$ 1,099,900	\$ 501	Traditional	18	Oct 27, 2023	Freehold Common Element
2	Ellis Lane	Mattamy Homes	34	58	58	1,350	1,640	\$ 792,990	\$ 879,990	\$ 548	Back-to-Back	21	Oct 21, 2023	Freehold
			63	101	101	1,712	2,048	\$ 877,990	\$ 962,990	\$ 488	Rear Lane	20	Oct 21, 2023	Freehold

Active Detached Developments ●

#	Development Name	Developer	Remaining Inventory	Total Units	Total Units Released	Min Size (SF)	Max Size (SF)	Min Price	Max Price	Current PPSF	Lot Type	Lot Size (ft)	Sales Start Date
1	Caledon Trails	Laurier Homes and Yorkwood Homes	14	54	54	2,035	2,551	\$ 1,499,900	\$ 1,639,900	\$ 675	Traditional	30	Feb 6, 2021
			9	97	97	2,440	3,033	\$ 1,589,900	\$ 1,709,900	\$ 606	Traditional	36	Feb 6, 2021
			10	95	95	2,655	3,500	\$ 1,699,900	\$ 1,909,900	\$ 593	Traditional	42	Feb 6, 2021
2	Ellis Lane	Mattamy Homes	35	180	180	1,804	2,683	\$ 1,225,990	\$ 1,428,990	\$ 595	Wide Shallow	36	Jul 25, 2020
			13	63	63	1,707	2,170	\$ 1,092,990	\$ 1,196,990	\$ 593	Wide Shallow	30	Jul 25, 2020
		Poetry Living	0	21	21	1,780	2,427	\$ 859,000	\$ 937,000	\$ 430	Wide Shallow	30	Jul 25, 2020
			0	47	47	2,118	2,726	\$ 975,000	\$ 1,055,000	\$ 425	Wide Shallow	36	Jul 27, 2020
3	Mayfield Collection	Rosehaven Homes	5	13	13	2,264	3,730	\$ 1,899,990	\$ 2,129,990	\$ 655	Traditional	45	Sep 14, 2022
			3	12	12	2,257	3,374	\$ 1,799,990	\$ 1,974,990	\$ 651	Wide Shallow	41	Sep 14, 2022
		2	13	13	1,973	3,143	\$ 1,659,990	\$ 1,869,990	\$ 707	Wide Shallow	38	Sep 14, 2022	
		2	11	11	1,628	2,304	\$ 1,399,990	\$ 1,539,990	\$ 761	Traditional	30	Sep 14, 2022	
	Townwood Homes	9	17	17	2,889	3,237	\$ 1,980,000	\$ 2,160,000	\$ 652	Wide Shallow	41	Jun 16, 2023	
		6	19	19	2,256	3,026	\$ 1,805,000	\$ 1,915,000	\$ 685	Wide Shallow	38	Jun 16, 2023	
		17	23	23	3,064	3,761	\$ 2,105,000	\$ 2,195,000	\$ 632	Traditional	45	Jun 16, 2023	
		4	15	15	1,956	2,317	\$ 1,570,000	\$ 1,685,000	\$ 762	Traditional	30	Jun 16, 2023	

Source: Altus Data Studio

Offering Process

CBRE Limited and Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their Clients (“the Vendors”) to coordinate the sale of residential development lands comprised of 44.94 acres located in the Town of Caledon, Ontario (“the Property”).

Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendors or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendors or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendors may request additional information from interested parties relevant to the transaction. The Vendors reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Process

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by

the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendors to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendors or the Advisors.

Prospective purchasers should note that the Vendors are under no obligation to select any of the offers.

Sale Conditions

The Property is to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendors, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendors nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendors.

Submission Process & Timing

Offers are to be submitted on the Vendors’ Standard Form of Agreement of Purchase and Sale to CBRE Limited and Lennard Commercial Realty to the attention of Eva Viele eva.viele@cbre.com and Sara Hagerman shagerman@lennard.com, on a date to be announced.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendors, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendors are not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisors and the Vendors intend to review all offers as soon as possible following the submission date. Following the review, the Vendors will, at their discretion, choose a short list of potential purchases based on offer criteria. Once the short list has been chosen, the Advisors will contact the proponents and provide them with feedback on their offer.

Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Pat Viele, Jordan Earls, Frank Protomanni, Alex Protomanni, Aran Pope, Brennan Shier and Glenn Crosby.



The exceptional team that gives you results.

Co-listed by:

CBRE

CBRE Limited, Brokerage

800-2005 Sheppard Avenue East
Toronto, Ontario M2J 5B4

www.cbre.ca

Pat Viele*

Executive Vice President
416.495.6258
pat.viele@cbre.com

Jordan Earls*

Sales Representative
416.495.6244
jordan.earls@cbre.com

Frank Protomanni P.Eng, MBA**

Senior Vice President
416.495.6299
frank.protomanni@cbre.com

Alex Protomanni*

Associate Vice President
416.495.6284
alex.protomanni@cbre.com

Lennard:

Lennard Commercial Realty, Brokerage

201-60 Columbia Way
Markham, Ontario L3R 0C9

www.lennard.com

Aran Pope*

Senior Vice President
905.695.9172
apope@lennard.com

Glenn Crosby**

Senior Vice President
905.695.9170
gcrosby@lennard.com

Brennan Shier*

Vice President
905.695.9258
bshier@lennard.com

*Sales Representative **Broker | All Outlines Are Approximate

May 2024. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and Lennard Commercial Realty, Brokerage to all other divisions of the Corporation; to include all employees and independent contractors. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE and Lennard Commercial Realty, and CBRE and Lennard Commercial Realty does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE and Lennard Commercial Realty does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE and Lennard Commercial Realty. CBRE and Lennard and the CBRE and Lennard logo are the service marks of CBRE Limited and Lennard Commercial Realty and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

CONFIDENTIALITY AGREEMENT

BETWEEN:

Zuber, Ruth Ann; Pringle, Linda Marie (the "Seller") and

CBRE Limited & Lennard Commercial Realty Brokerage (the "Listing Agent")

RE: 12530 Chinguacousy Road, Caledon, Ontario (the "Property")

CONFIDENTIALITY

1. For good and valuable consideration, the Proponents (as defined below or the "Buyer") and their representatives shall keep confidential any and all Confidential Information (as defined below) and shall not disclose any Confidential Information to any other entity, other than our directors, officers, employees or advisors.
2. We acknowledge that all information (whether in oral, graphic, written or electronic form) in respect of the Property and Seller is "Confidential Information" belonging to the Seller.
3. We and our representatives shall utilize such Confidential Information only to evaluate our potential purchase of the Property from the Seller and for no other reason whatsoever, including in any way detrimental to the Seller, any parties assisting the Seller, or any tenant of the Seller.
4. We shall inform each such representative of the provisions of this Agreement and we shall cause each such representative to comply with all provisions of this Agreement. We also agree that any fees, commissions, expenses and other amounts payable to legal, financial or other third party advisors retained by us, or who act on our behalf, will be paid by us.
5. We and our representatives agree to destroy all Confidential Information upon the Seller or Listing Agent's request and shall provide the Seller with written confirmation of compliance.
6. We acknowledge and agree that neither the Seller, nor any of its affiliates, subsidiaries, advisors or agents has made, and none of them will be making, any representations, warranties or covenants, express or implied, as to the accuracy of any information, statements or documents provided nor shall same have any liability of any nature whatsoever for any inaccuracies in any of the information, statements and documents referred to above.
7. We agree not to visit the Property, nor contact any employee, property manager, partner, tenant or joint operator of the Seller without the prior written consent of the Seller.
8. We agree to indemnify and save harmless the Seller, their agents, and any tenant of the Property from all claims, losses, damages and liabilities arising out of a breach by us or any of our representatives of this Agreement.
9. This Confidentiality Agreement shall be binding upon the undersigned and all of our subsidiaries, affiliates and/ or related persons and shall be governed by the laws of the Province of Ontario.

THE SECTION BELOW MUST BE COMPLETED IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.

Proponent Name (the "Buyer"):	Additional Proponents to Receive Information
Company:	Name:
Email Address:	Email Address:
Phone Number:	Name:
Date Signed:	Email Address:
Signature:	Name:
	Email Address:

(I have the authority to bind the Corporation)