

EXCELLENT OPPORTUNITY TO ACQUIRE PRESTIGE

EMPLOYMENT LAND

in the Seaton Community of

PICKERING, ONTARIO • 17.40 ACRES • IMMEDIATE HIGHWAY 407 ACCESS

SUBJECT PROPERTY

HIGHWAY 7

HIGHWAY 407

SIDELINE 24

WHITES RD

CBRE

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Ontario



Re OFFERING


Prestige Employment Development Land Opportunity


CBRE Limited, has been exclusively retained on behalf of the Ministry of Infrastructure (“IO”) to offer for sale ± 17.40 acres of Prestige Employment Land located in Pickering Ontario (the “Site” and/or “Property”). The Site is situated to the south of Highway 407 at Whites Road, offering unparalleled exposure and access to this major 400-series highway. It is located within the rapidly developing community of Seaton which has been identified as an urban area to direct growth and concentrate intensification as per the Central Pickering Development Plan.


The Property is designated within the City of Pickering’s Official Plan as Prestige Employment with the purpose of accommodating high-quality employment uses. Likewise, it is primarily zoned as Seaton Prestige Employment, which permits a wide variety of uses to promote economic development and job creation. Water and sanitary mains are available at Whites Road. The Vendor is selling the parcel on a strictly “as is, where is” basis. The Purchaser is responsible for conducting their own due diligence, including servicing and cost obligations.

This Site offers an excellent opportunity to acquire Prestige Employment Lands within a community that is experiencing and will continue to experience an influx of residents given its policy driven designation for intensification.

Location	Highway 407 and Whites Road
Total Acreage	± 17.40 acres
Official Plan	Prestige Employment
Zoning	Seaton Prestige Employment Zone (SPEN) Seaton Environmental Special Zone (SES) Seaton Stormwater Management Zone (SSWM)

 **EXCELLENT HIGHWAY 407 ACCESS & EXPOSURE**
Excellent exposure and prime frontage along the major 400-series Highway 407, which provides connectivity across the GTA. Excellent access to Highway 407 via the full Interchange at Whites Road.

 **DESIGNATED FOR PRESTIGE EMPLOYMENT LAND**
The existing City of Pickering’s Official Plan designation for these Sites is Prestige Employment, which is designated to create high-quality employment uses and stimulate economic activity and growth in the region.

 **IN THE RAPIDLY DEVELOPING COMMUNITY OF SEATON**
The Sites are located within the community of Seaton, which has been specifically chosen as an area for direct growth through policies in the Central Pickering Development Plan. There are several developments in the immediate vicinity to meet these growth targets.

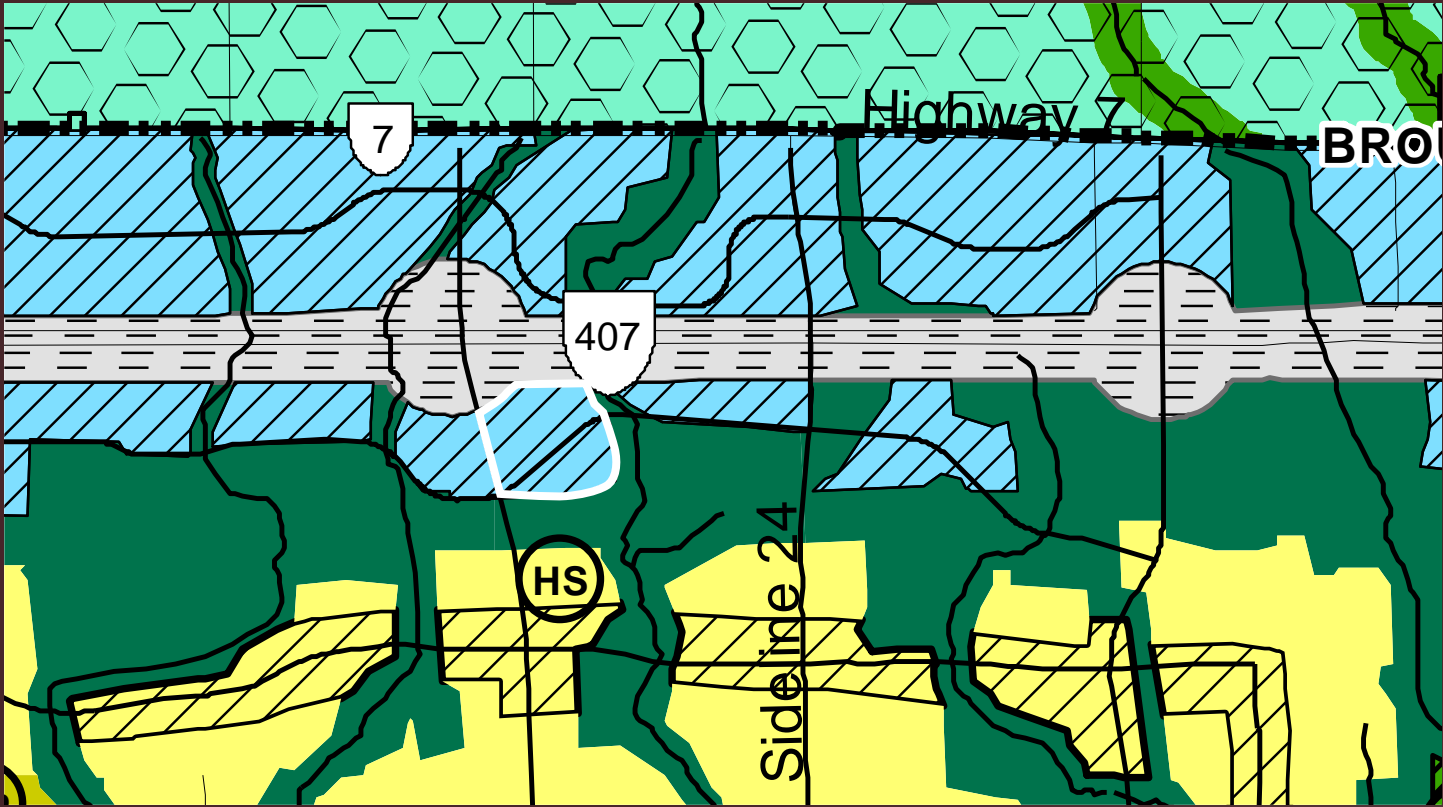


Demographic TRENDS

+19.9% TOTAL POP. INCREASE 3KM RADIUS 2030-2035				+20.7% # OF HOUSEHOLDS INCREASE 3KM RADIUS 2030-2035			
TOTAL POPULATION	3 KM RADIUS	5 KM RADIUS	PICKERING	TOTAL HOUSEHOLDS	3 KM RADIUS	5 KM RADIUS	PICKERING
2025 est.	498	10,970	114,935	2025 est.	224	3,387	37,389
2030 proj.	681	13,991	129,284	2030 proj.	311	4,317	41,835
2035 proj.	816	16,389	144,125	2035 proj.	376	5,046	46,467

Policy & PLANNING

Official Plan & Zoning By-Law



Official PLAN

Designation: Prestige Employment

Purpose: The Prestige Employment designation is intended to accommodate high-quality employment uses that contribute to economic development and job creation while maintaining an attractive and compatible environment. It focuses on uses that are less intensive than heavy industrial operations and are suitable for prominent locations, such as near major roads or gateways.

Permitted Uses

- Corporate offices and headquarters
- Research and development facilities
- Light manufacturing and assembly
- Warehousing and distribution
- Ancillary retail and service uses
- Technology & innovation-based businesses

Land Use Structure	
Urban Residential Areas	Freeways and Major Utilities
Low Density Areas	Controlled Access Areas
Medium Density Areas	Other Designations
Mixed Use Areas	Proposed Airport Site
Local Nodes	Prime Agricultural Areas
Community Nodes	Prime Agricultural Areas On The Oak Ridges Moraine
Mixed Corridors	Oak Ridges Moraine Countryside Areas
Employment Areas	Rural Study Area
Prestige Employment	Federal Lands
Seaton Symbols	Oak Ridges Moraine Boundary
OP District Park	Greenbelt Boundary
CP Community Park	
HS High School	
Open Space System	
Seaton Natural Heritage System	Oak Ridges Moraine Natural Core Areas
Natural Areas	Rural Settlements
Active Recreational Areas	Rural Clusters
Oak Ridges Moraine Natural Linkage Areas	Rural Hamlets
Hamlet Heritage Open Space	Oak Ridges Moraine Rural Hamlets



Zoning BY-LAW

Zoning Designations:

(SPEN) Seaton Prestige Employment Zone

Permitted Uses: Offices, corporate headquarters, R&D facilities, light manufacturing, warehousing, ancillary retail/services
Restrictions/Special Conditions: Minimum landscaping, height limit 4–6 storeys.

(SES) Seaton Environmental Special Zone

Permitted Uses: Environmental protection, stormwater ponds, trails, passive recreation
Restrictions/Special Conditions: Development prohibited except for environmental/stormwater purposes; comply with conservation authority regs.

(SSWM) Seaton Stormwater Management Zone

Permitted Uses: Stormwater management ponds, pumping stations, related infrastructure
Restrictions/Special Conditions: Strictly for stormwater facilities; maintain access for maintenance and emergency services

Surrounding DEVELOPMENTS

In the Immediate Vicinity within the Seaton Community

The Pickering Innovation Corridor is rapidly transforming from farmland into one of Ontario's premier locations for advanced manufacturing, logistics, office, and residential growth — all with direct Hwy 407 access and minutes from Toronto. Ideal for companies seeking prestige addresses, expansion space, or a talented residential workforce right next door.

1. Wonderbrands Innovation Business Park

Location: Northwest quadrant, Hwy 407 & Whites Rd
Developer: FGF Brands Inc.
Project: Canada's largest and most advanced food-manufacturing campus
Scale: 1,000,000+ sq ft across three plants + distribution centre on 151 acres
Purpose: High-tech baking, food innovation, R&D and logistics hub
Status: Under active construction (ground broken April 2023) – future home to 3,000 jobs
Highlight: Flagship anchor of the Pickering Innovation Corridor

2. TJP Labs – Next-Generation Nicotine Manufacturing

Location: Central-north
Developer / Operator: TJP Labs Inc.
Project: Canada's first dedicated modern oral nicotine pouch contract manufacturing facility
Scale: ~28,000 sq ft GMP / Health Canada DEL-certified campus
Purpose: Premium nicotine pouches, energy pouches, and alternative delivery products for global brands
Status: Fully built and operational
Highlight: Cutting-edge regulated manufacturing in the heart of the Corridor

3. Kubota Canada Headquarters & Distribution Centre

Location: Northeast quadrant, Hwy 407 & York-Durham Line
Developer / Owner: Kubota Canada Ltd.
Project: National corporate headquarters with massive warehouse and training centre
Scale: 565,000 sq ft (500,000 sq ft warehouse + 65,000 sq ft office/training)
Purpose: Canadian hub for farm, construction, turf and utility equipment
Status: Completed and fully operational
Highlight: One of the first major occupiers; future expansion potential to >1 million sq ft

New Seaton Residential Community

Location: Southeast quadrant, Alexander Knox Rd/Whitevale
Developers: Tower Hill Development Corp., Aspen Ridge Homes, Mattamy
Project: Master-planned urban village within the broader New Seaton community
Scale: Current phase: 104 freehold townhomes + 174 detached homes (3–6 bedrooms)
Purpose: Family-oriented housing integrated with parks, trails and future schools
Status: Under construction – most recent sales launched April 2025
Highlight: Bringing 5,000+ new residents to live minutes from the Innovation Corridor



SEATON

a growing community

“The Seaton community, and the specific policies that direct growth in this urban area, were originally developed through the Central Pickering Development Plan. The plan was approved by the province in 2006 and was a product of years of work to create a sustainable urban community, with an extensive natural heritage system. The Seaton community is made up of over 7,000 acres of land, and over half will be preserved as open space lands. The Seaton community is planned to accommodate a population of approximately 61,000 residents, with a long-term intensification target of 70,000 residents.”

Source: <https://www.pickering.ca/business-building-development/seaton-community/>

PROXIMITY AND CONNECTIVITY TO THE GREATER TORONTO AREA

The City of Pickering is located within the GTA just east of the City of Toronto. The Site is strategically located immediately off of Highway 407 with prime exposure from the highway and access at the nearest full interchange located at Whites Road. This is less than a minute drive to the nearest highway offering full regional connectivity across the GTA.

SEATON COMMUNITY MAP

With the Seaton community’s specific direction of growth, there are plenty amenities in the immediate vicinity, both existing and planned. Click the link to view the Seaton Community Map

SEATON COMMUNITY MAP



Abundant Natural Beauty

Close proximity to the scenic shores, marina & beaches of Lake Ontario, and an extensive network of trails, ideal for outdoor recreation and relaxation in the Rouge National Urban Park.



Vibrant Downtown Core

Downtown Pickering offers a wide range of excellent amenities, including Pickering Town Centre, Pickering Casino & Resort, in addition a rich calendar of cultural events and festivals.



Comprehensive Community Amenities

Easy access to residential developments, schools, modern healthcare facilities, and a diverse range of recreational amenities in the rapidly developing Seaton community.



Exceptional Connectivity

Direct and quick access to Highway 407, from the full interchange at Whites Road facilitating effortless commutes to Toronto, and the GTA.



PICKERING WATERFRONT MARINA, WHARF & BEACH
Source: durhamregion.ca



PICKERING TOWN CENTRE
Source: retail-insider.com



ROUGE NATIONAL URBAN PARK & TRAIL SYSTEM
Source: worldatlas.com



PICKERING CASINO & RESORT
Source: tripadvisor.ca

PRIME EXPOSURE

The Site offers excellent exposure to multiple major thoroughfares within the Seaton Community, including Whites Road and unparalleled exposure to a major 400-series highway (Highway 407)



Major Thoroughfares

In addition to Highway 407, this Site offer seamless connectivity through the Seaton community via Whites Road.



Education

The Seaton community is designated for development and with this influx of residents, additional employment needs in the area will be in demand.



Recreation

Nearby parks, conservation areas, and community centers offer diverse recreational opportunities right at your doorstep.



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Ontario**

WHITEVALE ROAD

SIDELINE 24

HIGHWAY 407

WHITES ROAD

CLICK TO DOWNLOAD CA**OFFERING PROCESS**

Offers will be accepted & reviewed following the 30-day minimum exposure period. Offers will be required to be submitted on the Vendor's Form of Offer and electronically submitted to Ian Hunt (ian.hunt@cbre.com) Please contact us for further details on the offering process.

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