

STEPS TO LAKE SIMCOE

PRIVATE GREENSPACE BUFFER



WHITES CREEK SUBDIVISION

408 DRAFT PLAN APPROVED UNITS

306 SINGLE DETACHED HOMES & 102 TOWNHOMES

MARA ROAD, BEAVERTON, ON



WATCH PROPERTY VIDEO

Thorah Concession Road 7

Mara Road



SUBSTANTIAL SCALE



TURN-KEY SERVICING



FAVOURABLE ZONING

THE OFFERING

CBRE Limited is pleased to offer for sale, the White's Creek Subdivision, located in Beaverton, ON (the 'Property' or 'Site'). The Site offers an exceptional opportunity to acquire a substantial low-density development in a well-connected and affordable waterfront community.

Offered for sale is a ±62.74-acre, freehold interest, boasting an approved Draft Plan of Subdivision for 408 residential units. This offering stands out with its exceptional scale, desirable product mix, and critically de-risked infrastructure. All water, wastewater and storm water services are complete and sit at the lot-line, providing existing allocation and capacity for the 408 units. The development will comprise of 306 single detached homes and 102 townhomes. **Of the 306 single detached homes, 65 lots will back directly onto a park or greenspace buffer. This will offer substantial end-unit premiums for these homes.**

Beaverton, Ontario is highly sought-after for its picturesque Lake Simcoe waterfront lifestyle and charming small-town atmosphere. This blend of tranquil living with convenient access to urban amenities fuels strong market demand.

Strategically located near the Lake Simcoe waterfront and immediately adjacent to the successful and built-out Seven Meadows Subdivision, the Property offers an unparalleled opportunity to develop a thriving community in a well-connected but affordable market.

KEY HIGHLIGHTS

Scale & Desirable Product: Draft Plan Approved for 408 units, featuring a mix of highly demanded single detached homes and street townhouses.

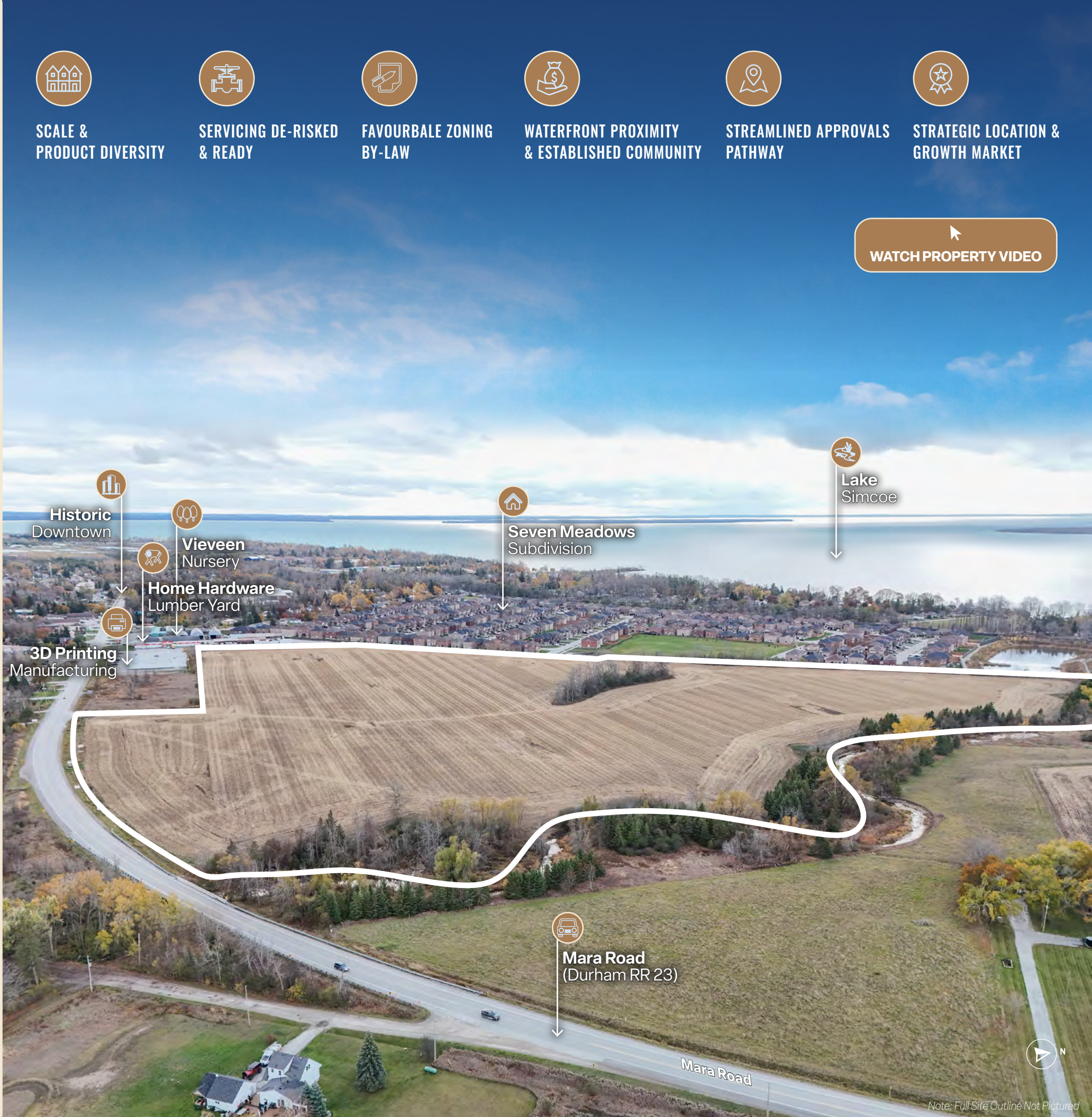
De-Risked Servicing: All necessary servicing capacity is already **built and extends to the lot line**, with full allocation confirmed for all 408 units.

Prime Waterfront Proximity: Enjoying a coveted location near the beautiful Lake Simcoe waterfront, offering residents exceptional recreational & lifestyle opportunities.

Proven Market Success: Situated next to the successful, built-out Seven Meadows Development, benefiting from established market demand & community appeal.

SITE DETAILS

Location	Mara Road, Beaverton, Township of Brock, Durham Region
Land Area	± 62.74 ac. Total
Official Plan	Residential; Natural Heritage System; Parkland
Zoning	Residential
Unit Count	Draft Plan Approved for 408 Units
Product Mix	306 Single Detached Homes, 102 Street Townhouses



SCALE &
PRODUCT DIVERSITY



SERVICING DE-RISKED
& READY



FAVOURABLE ZONING
BY-LAW



WATERFRONT PROXIMITY
& ESTABLISHED COMMUNITY



STREAMLINED APPROVALS
PATHWAY



STRATEGIC LOCATION &
GROWTH MARKET

[WATCH PROPERTY VIDEO](#)



Historic
Downtown



Vieveen
Nursery



Home Hardware
Lumber Yard



3D Printing
Manufacturing



Seven Meadows
Subdivision



Lake
Simcoe



Mara Road
(Durham RR 23)

Mara Road



Note: Full Site Outline Not Pictured

DRAFT PLAN APPROVAL SUMMARY: WHITE’S CREEK SUBDIVISION

The proposed White’s Creek Subdivision has successfully secured **Draft Plan Approval for a total of 408 residential units**, offering a diverse and highly sought-after product mix. This approval significantly de-risks the development process and provides a clear path forward for construction.

KEY COMPONENTS & VALUE ADDS

Total Approved Units: 408 Residential Units

- **Unit Mix:** 306 Single Detached Homes, 102 Street Townhouses. This blend caters to a broad market demand, optimizing sales potential.

Full Servicing Capacity & Allocation:

- **Built Infrastructure:** All necessary wastewater and water servicing infrastructure is already constructed and extends to the lot line.
- **Servicing Capacity:** Sufficient water, wastewater, and storm-water servicing is available for the development at the lot line.

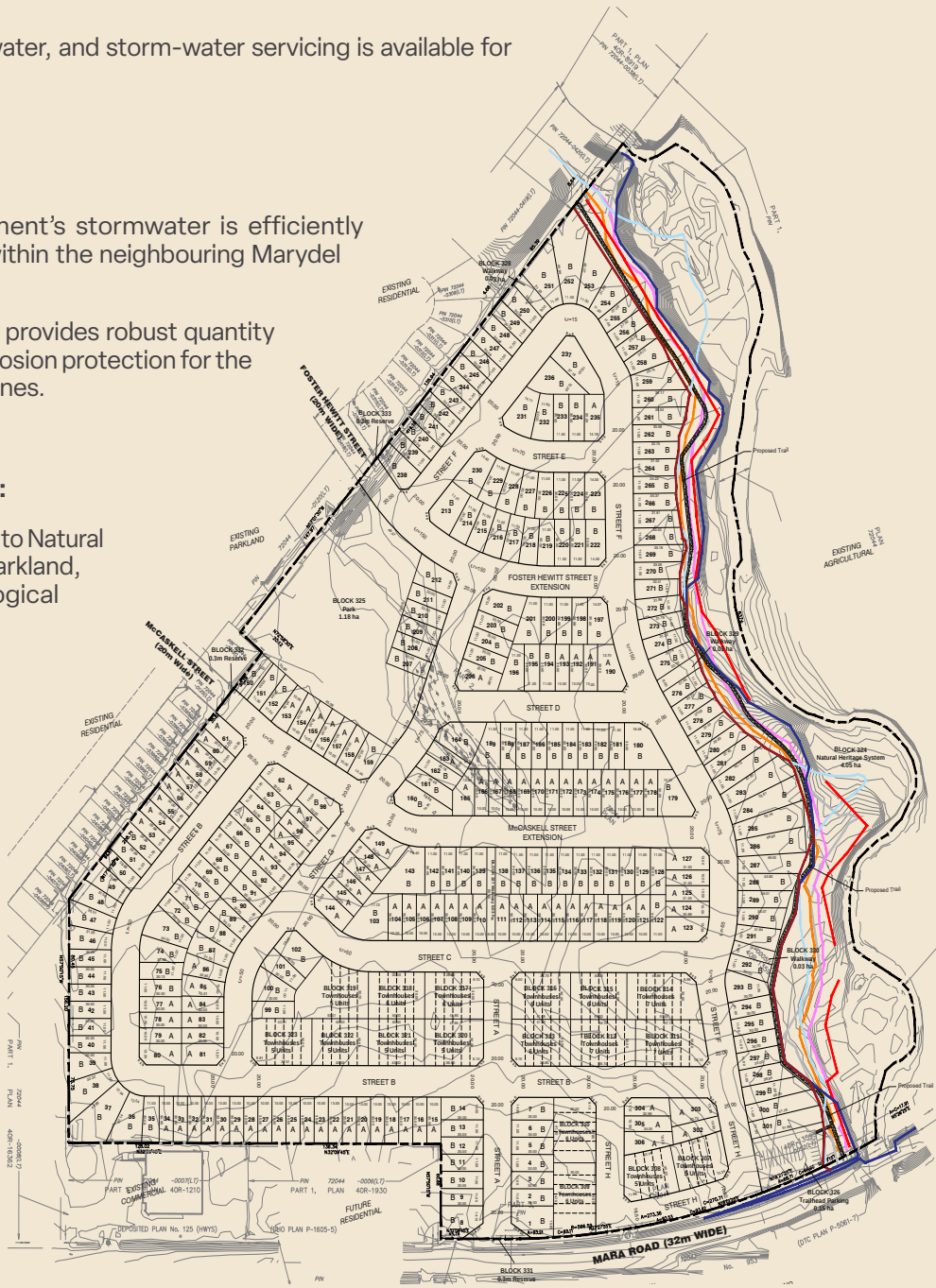
Stormwater Management (SWM):

- **Leveraging Existing Assets:** The development’s stormwater is efficiently accommodated by the existing SWM pond within the neighbouring Marydel Homes subdivision.
- **Comprehensive Controls:** This SWM solution provides robust quantity control, enhanced water quality control, and erosion protection for the 25mm storm event, meeting all agency guidelines.

Natural Heritage System (NHS) & Parkland:

- **Dedicated Green Space:** 10 acres are dedicated to Natural Heritage System, alongside 1.18 hectares of parkland, enhancing community aesthetics and ecological value.
- **Community Amenities:** Includes 0.37 acres for trailhead parking and 0.3 acres for walkways, promoting active lifestyles.

THIS DRAFT PLAN APPROVAL PROVIDES A SOLID FOUNDATION FOR A SUCCESSFUL AND PROFITABLE RESIDENTIAL DEVELOPMENT, WITH CRITICAL INFRASTRUCTURE CHALLENGES ALREADY ADDRESSED.



DRAFT PLAN

SCHEDULE OF LAND USE

SINGLE DETACHED

DESCRIPTION	UNITS	AREA (AC.)
Minimum Lot Width, 33’	106	8.40
Minimum Lot Width, 36’	200	19.67
Total Single Detached:	306	28.07

STREET TOWNS

DESCRIPTION	UNITS	AREA (AC.)
Minimum Lot Width, 20’	102	5.41
Total Street Towns:	102	5.41

NON-RESIDENTIAL

DESCRIPTION	LOT/BLOCK NO.	AREA (AC.)
Natural Heritage Systems	324	10.00
Park	325	2.92
Trailhead Parking	326	0.37
Walkway	327-330	0.30
0.3m Reserve	331-333	
Right of Way	Streets A-H	15.67
Total Site Area:		62.74



FAVOURABLE ZONING BY-LAW

The Zoning Bylaw Amendment offers enhanced building typology options, allowing for greater density and larger homes on individual lots.

Reduced Side Yard Setbacks Unlock Greater Potential:

A key feature of this amendment is the reduction in side yard setbacks. This reduction in required distance from property lines allows for wider building footprints than typically permitted for the given lot frontages.

Increased Square Footage for Diverse Housing Types:

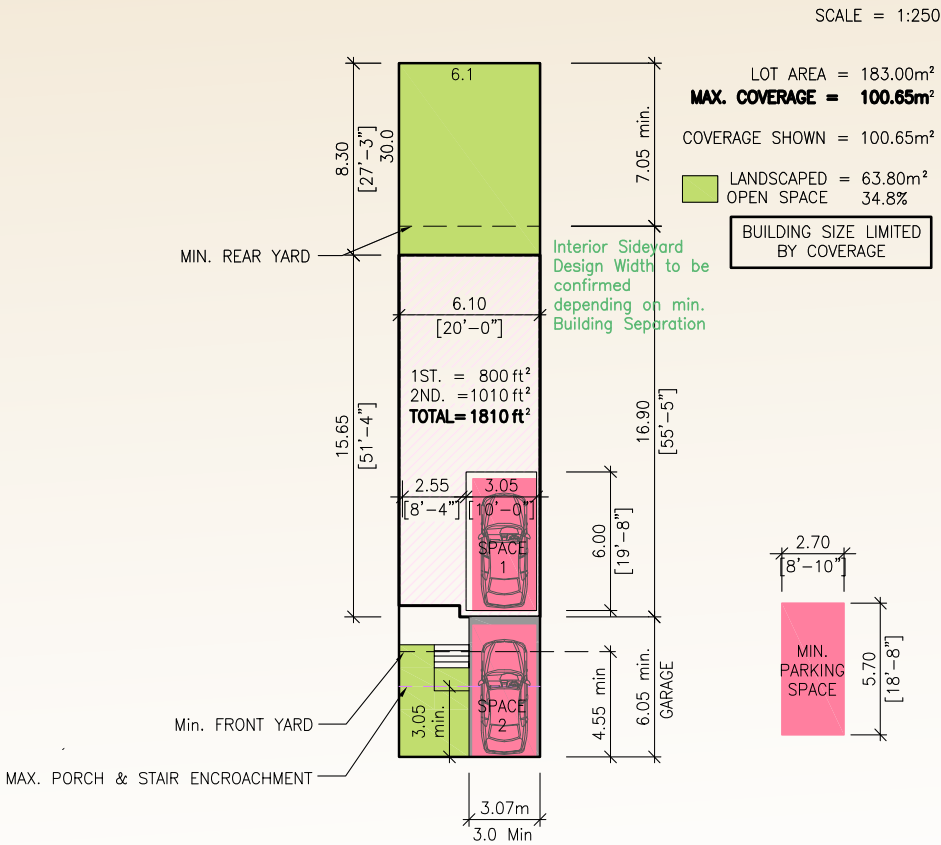
These relaxed setbacks translate directly into the ability to construct more spacious homes:

- Townhomes: The amendment facilitates the construction of townhomes up to approximately 1,800 sq. ft.
- Single Detached Homes: For single detached homes, the changes allow for sizes up to approximately 2,600 & 2,900 sq. ft.

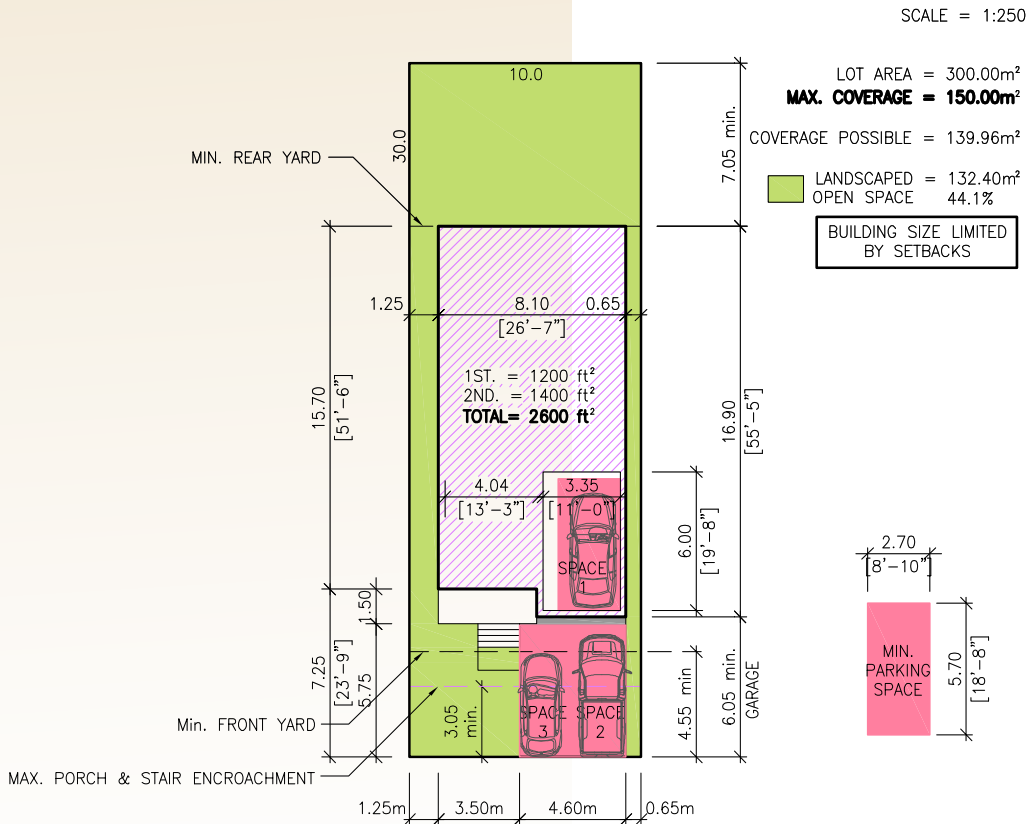
This increased maximum square footage per lot offers a unique advantage, providing more generous living spaces than what is typically available for comparable lot frontages under standard zoning regulations.



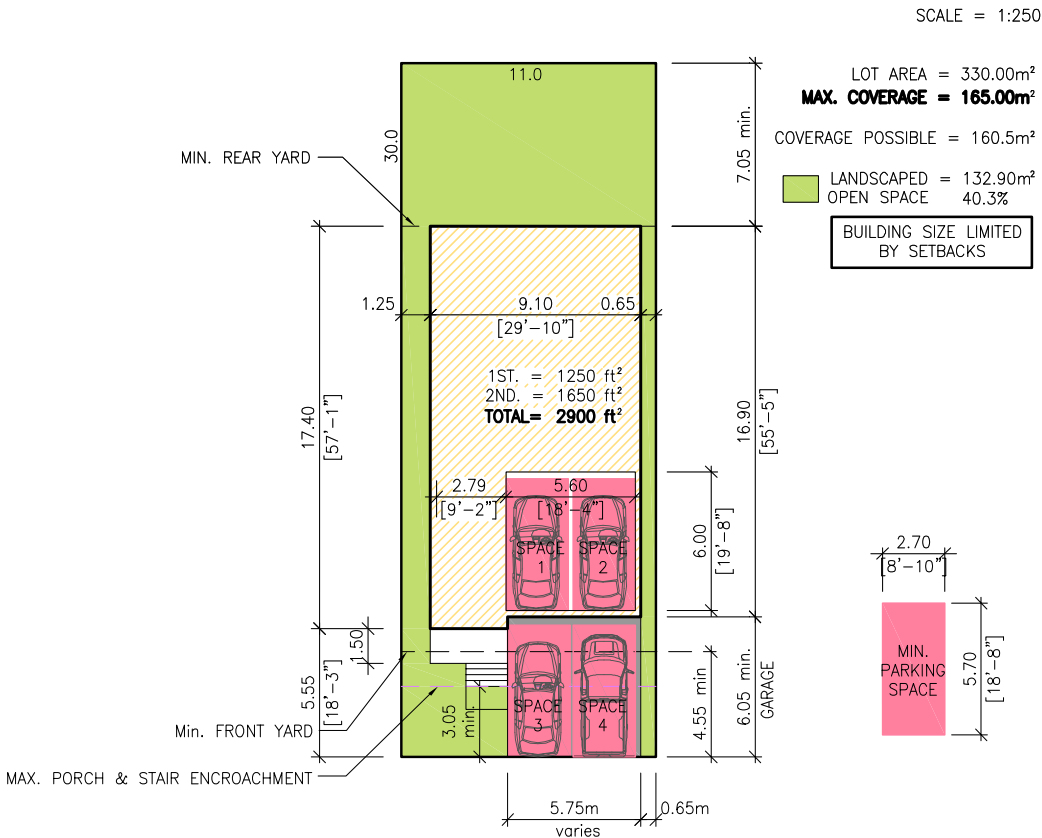
TOWNHOUSE UNITS



33' SINGLE DETACHED UNITS



36' SINGLE DETACHED UNITS



LOCATION OVERVIEW

DEVELOPMENT ACTIVITY IN BEAVERTON

Beaverton, situated on the eastern shores of Lake Simcoe, is a rapidly growing community attracting significant development interest. The successful, sold-out Seven Meadows Development by Marydel Homes, immediately adjacent to our site, stands as a testament to the strong market demand and desirability of this location. Buyers are drawn to Beaverton's unique blend of small-town charm, waterfront lifestyle, and convenient access to urban amenities. This proven market performance underscores the exceptional sales velocity and revenue potential for new developments in the area.

BEAVERTON & LAKE SIMCOE AMENITIES

Nestled in the heart of Ontario's scenic landscape, Beaverton offers a vibrant, family-friendly atmosphere with direct access to the expansive **Lake Simcoe waterfront**. This prime location provides residents with an abundance of recreational opportunities, including boating, fishing, swimming, and ice-fishing in winter.

LOCAL HIGHLIGHTS INCLUDE

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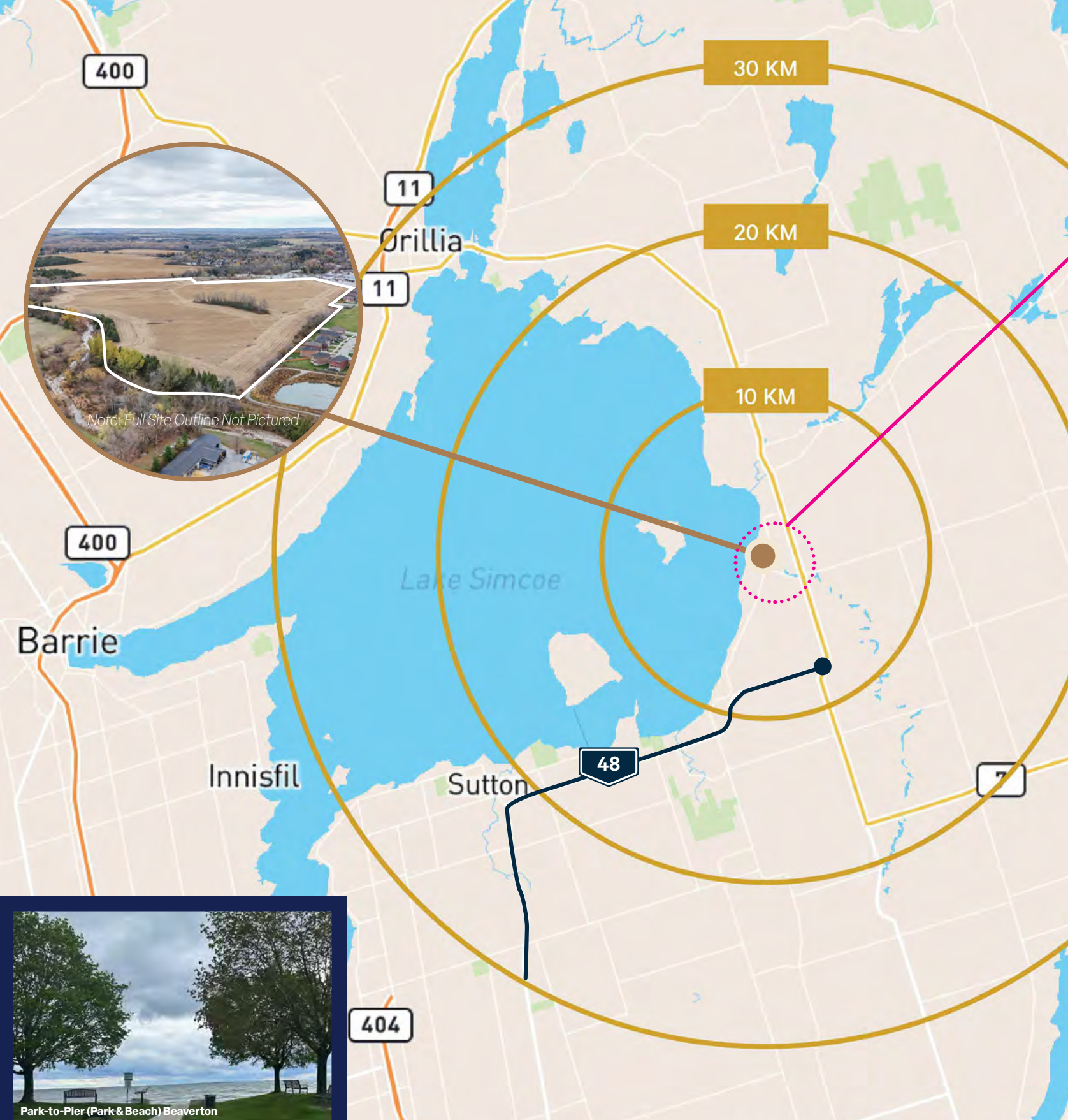
Beaverton Harbour & Marina: A hub for boating enthusiasts, offering slips, services, and waterfront access.
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Beaverton Fairgrounds: Home to community events, agricultural fairs, and local gatherings.
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Historic Downtown: Charming shops, local eateries, and essential services create a welcoming community feel.
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Parks & Trails: Numerous parks, walking trails, and green spaces, including the Millennium Trail, provide ample opportunities for outdoor activity.
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Proximity to Major Centres: Easy access to major highways connects Beaverton to larger urban centres like Toronto and the GTA, offering the perfect balance of tranquil living and urban convenience.



Park-to-Pier (Park & Beach) Beaverton



Historic Downtown



Beaverton Fairgrounds



Beaverton Marina & Harbour



Parks & Trails

DRIVE TIMES TO

GEORGINA	25 MIN	RICHMOND HILL	60 MIN
ORILLIA	27 MIN	PEARSON AIRPORT	80 MIN
NEWMARKET	45 MIN	DTWN TORONTO	90 MIN

ASKING PRICE: \$13,500,000

DUE DILIGENCE & OFFERING PROCESS

SUBMISSION GUIDELINES

Comprehensive supporting materials relevant to this offering are available in our confidential online property library. Prospective purchasers seeking access are required to complete a Confidentiality Agreement electronically using the button to the right:


**CA SUBMISSION
BUTTON**

DUE DILIGENCE DOCUMENTS

The following documents are listed in alphabetical order:

Reports:

- Draft Plan
- Functional Servicing Reports
- Geotechnical Reports
- Hydrogeological Reports
- Environmental Impact Study
- Erosion Hazard Assessment
- Phase 1 Environmental Site Assessment ("ESA")
- Phase 2 ESA
- Noise Impact Study
- Parking Concept
- Sight Distance
- Traffic Impact Study
- Stage 1 Archaeological Assessment
- Stage 2 Archaeological Assessment
- Stage 3 Archaeological Assessment

Approvals:

- Draft Plan Approval Documents

- Zoning By-Law Approval Documents

CN Rail:

- Development Agreement

Property Tax:

- 2025 Final Tax Bill

Surveys:

- Boundary Survey
- Topographic Survey

OFFERING PROCESS

CBRE Limited has been exclusively retained to seek proposals for the acquisition of this premier development land. All offers are requested to be submitted electronically to: Daniel Satoor, full contact information below.

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