

124 ACRES LAND INVESTMENT & DEVELOPMENT OPPORTUNITY

209 PARLIAMENT ST

Colborne, Ontario

**FINAL REMAINING LARGE-SCALE DEVELOPMENT PARCEL WITHIN DESIGNATED
VILLAGE OF COLBORNE PERIPHERY AREA**



209 PARLIAMENT STREET • COLBORNE, ON • ± 124 ACRES

Re OFFERING

LARGE-SCALE LAND INVESTMENT & DEVELOPMENT

CBRE Limited is pleased to offer for sale 209 Parliament Street, Colborne, a significant ±124.08-acre landholding comprising approximately ±81.00 usable acres strategically positioned on the northern edge of the Village of Colborne. The Property benefits from three points of road frontage along Parliament Street, Purdy Road, and Durham Street North, and is designated Colborne Periphery Area within the Township of Cramahe Official Plan, immediately adjacent to the Colborne Secondary Plan boundary. Improved with a ±2,680 sq. ft. residence and additional ancillary structures, the Site represents a rare large-scale land banking and future development opportunity within one of Northumberland County’s most active growth corridors. Supported by continued population growth, Highway 401 connectivity, and increasing demand for strategically located development land east of the GTA, 209 Parliament Street offers purchasers the opportunity to secure a substantial asset with long-term growth potential and significant future optionality.

ADDRESS	209 Parliament Street, Colborne, Township of Cramahe
LAND AREA	± 124.08 ac.
EST. USABLE AREA	± 81.00 ac.
COUNTY OFFICIAL PLAN	Rural Area; Environmental Protection Area
LOCAL OFFICIAL PLAN	Colborne Periphery Area
ZONING BYLAW	Rural (RU-42A) & Environmental Protection
IMPROVEMENTS	± 2,680 sq. ft. Single Detached Dwelling; Two Additional ‘Bunk House’ Buildings (40x70 ft. and 28x18 ft.) One Storage Area (36x56 ft.)

- **LARGE SCALE & ROAD FRONTAGES**

Excellent site configuration consisting of 124 contiguous acres with three road frontages
- **DESIGNATED WITHIN COLBORNE PERIPHERY AREA**

Located within the Colborne Periphery Area, which serves to identify areas slated for future development
- **PROXIMITY TO HIGHWAY & AMENITIES**

Just outside of the GTA, within close proximity to Highway 401 and downtown Colborne
- **LAND INVESTMENT & DEVELOPMENT OPPORTUNITY**

Excellent land investment and future development opportunities as one of the final remaining large-scale parcels



Policy & PLANNING

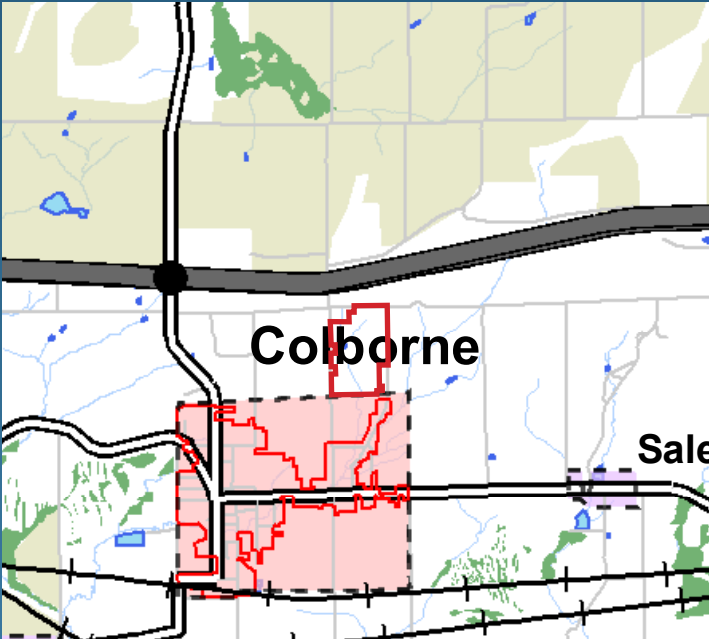
Northumberland County Official Plan

Northumberland County’s Official Plan designates the Property as **Rural Area** and **Environmental Protection (EP) Area**. The Northumberland County Official Plan designates “Rural Area” lands for specific uses and to preserve the rural character of the county. This designation applies to areas not identified as Urban Areas, Rural Settlement Areas, or within the Agricultural Area designation. Permitted uses within the Rural Area include permanent and seasonal dwellings, resource-based recreational uses, cemeteries, forestry uses, and rural commercial and industrial uses that are appropriate for the rural setting and cannot be located in urban or rural settlement areas. New lot creation in Rural Areas is generally guided by local Official Plans, with a focus on directing growth to urban and rural settlement areas, and there are limitations on creating more than three units or lots unless pre-existing zoning or designation allowed for it.

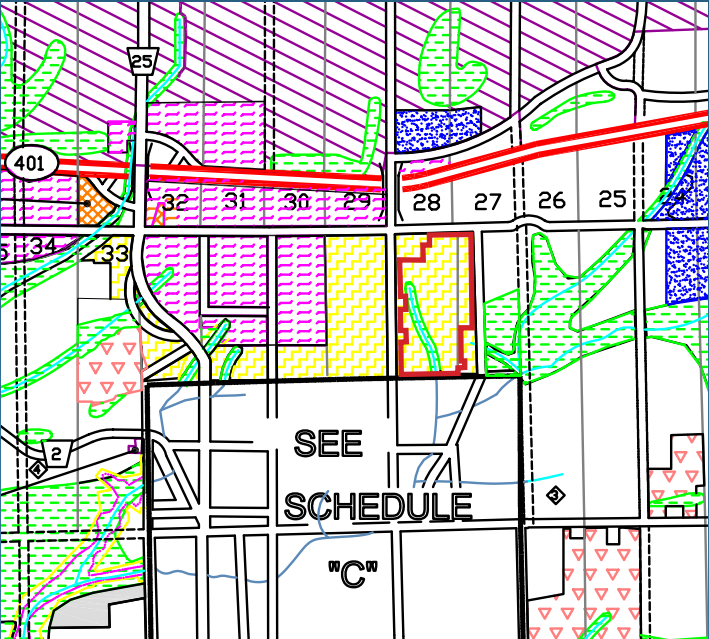
Township of Cramahe Official Plan

The Township of Cramahe’s Official Plan designates the Property as **Colborne Periphery Area** and **Environmental Protection (EP)**. The Colborne Periphery Area Land Use Designation, as outlined in the Cramahe Official Plan, applies to areas primarily located on the northern and southern fringes of the Village of Colborne. This designation encompasses both existing residential and commercial zones, as well as areas identified for potential future development that can be serviced by municipal water and/or sewer systems. Permitted uses within this designation include residential dwellings, commercial establishments, parkland and recreational facilities, and institutional and community facilities.

Northumberland County Official Plan Rural Area & EP



Township of Cramahe Official Plan Colborne Periphery Area & EP



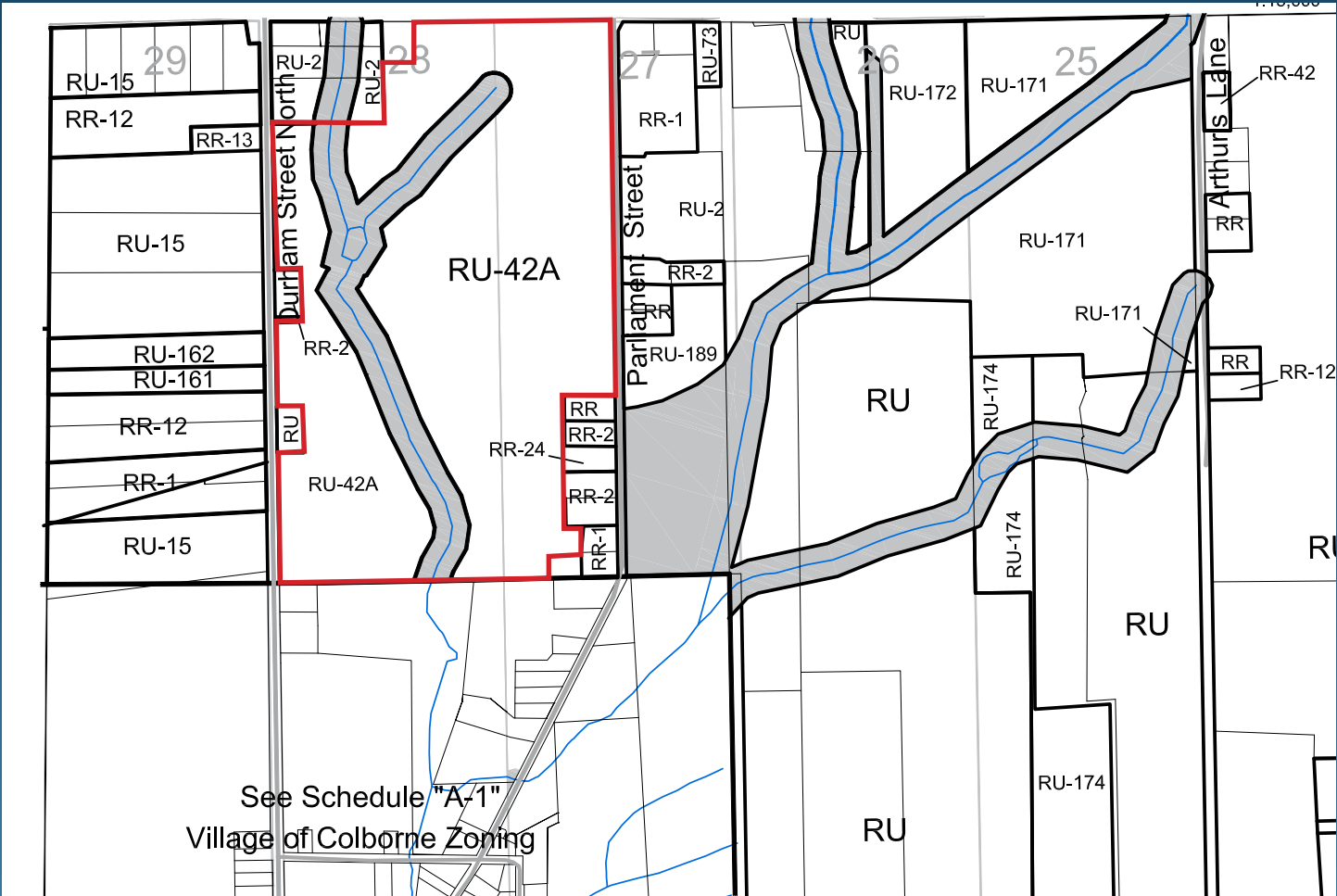
Zoning Bylaw 08-18

The **Rural (RU-42A) zone** in the Cramahe Zoning Bylaw is a specific designation that modifies the general Rural (RU) Zone provisions. The primary distinguishing characteristic of the RU-42A zone is its minimum lot area requirement.

Key details of the Rural (RU-42A) zone:

- **Minimum Lot Area:** The minimum lot area required for properties within the Rural-42A (RU-42A) Zone is 20.2 hectares (49.91 acres). This is an exception to the general minimum lot area stipulated for the broader Rural (RU).
- **Applicability of RU Zone Provisions:** All other regulations and provisions typically associated with the Rural (RU) Zone apply to the RU-42A Zone, unless specifically stated otherwise.

Zoning Bylaw 08-18 Rural (RU-42A)



Location OVERVIEW

Colborne & The Township Of Cramahe

[CLICK TO VIEW NORTHUMBERLAND COUNTY OFFICIAL TOURIST SITE](#)

The Property is situated within 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.⁴

⁴Source: <https://www.northumberlandtourism.com/en/road-trip/Colborne.aspx>



Colborne



Lake Ontario Shoreline



Edward County



Edward County Shops



Presqu'ile Provincial Park
in Brighton



Historic downtown
Colborne



Drake Devonshire in
Prince Edward County



The Sandbanks Provincial
Park in Prince Edward County

Prince Edward County

The Subject Property is 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.⁵

[CLICK TO VIEW PRINCE EDWARD COUNTY OFFICIAL TOURIST SITE](#)

⁵Source: <https://www.visitthecounty.com/about/>

CBRE

Asking Price
\$5,400,000



DUE DILIGENCE

To register your interest and receive any available due diligence documents that have been made available in a confidential online property library, prospective purchasers are requested to submit a Confidentiality Agreement (CA) using the button below.

CLICK TO DOWNLOAD CA

OFFERING PROCESS

Offers are invited and should be submitted electronically to the designated sales team. Please contact us for further details on the offering process.

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