

Draft Plan Approved Residential Subdivision — 11.58 Acres

# 101 EDWARD STREET EAST & 111 GEORGE STREET

CREEMORE, ON



56 Units Consisting Of:



26  
Detached Units



30  
Townhouse Units

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# The Offering

CBRE is pleased to offer 100% freehold interest in the sale of  $\pm$  11.58 acres of residential development land in Creemore, Ontario. 101 Edward Street East and 111 George Street (the "Site" and/or "Property") has received full draft plan approve with conditions for a 56-unit residential development consisting of 26 single detached units and 30 townhouse units. A Zoning By-law Amendment was approved in September 2023 to support and permit this development. Substantial due diligence has been completed in relation to these Sites and is available for review in an online property library with the submission of a Confidentiality Agreement (CA). Refer to the last page of this brochure for the CA submission link.

The Site is located within the Village of Creemore and benefits from close proximity to amenities within the community, such as schools, recreation centres, community centres, grocery stores, banks, parks and restaurants, including award an winning & Michelin Star restaurant, *The Pine*. There are also a variety of parks and nature trails throughout the area and along the Mad River which runs through Creemore.

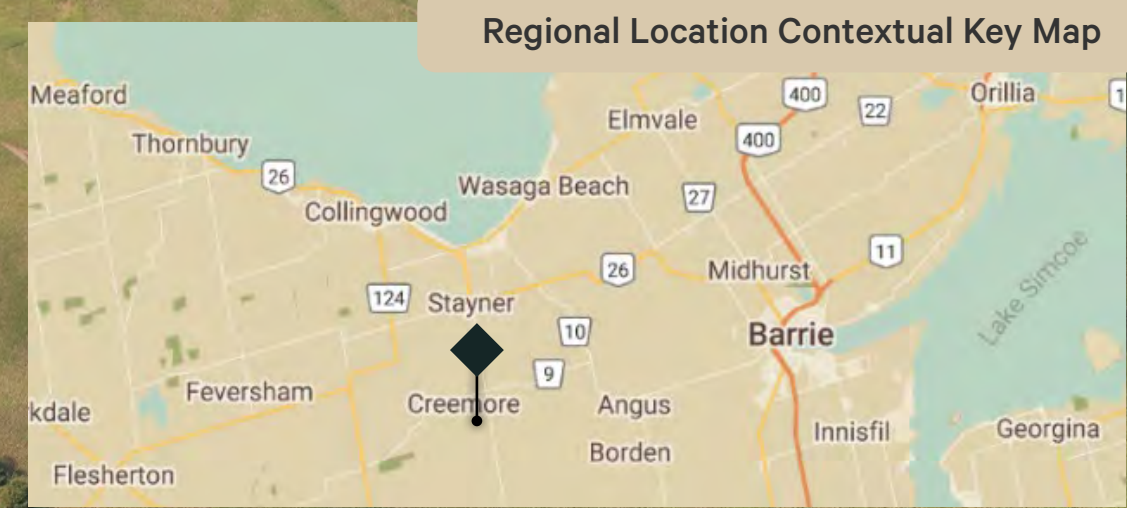
The Property is within Simcoe County and a short drive to neighbouring cities and towns such as Collingwood, The Blue Mountains, Shelburne, Wasaga Beach and Barrie. Each of these places offering a countless amount of year-round amenities to be enjoyed.

101 Edward Street East and 111 George Street, Creemore provides an excellent opportunity to acquire ground-oriented residential development land with draft plan approval and approved zoning by-law permissions in-place. Reach out to our team of advisors with any questions or for more information.



## Property Information

|                                      |  |
|--------------------------------------|--|
| <b>Addresses</b>                     | 101 Edward Street East & 111 George Street   |
| <b>Municipality</b>                  | Creemore   |
| <b>PINs</b>                          | 582200492 & 582200663  |
| <b>Acreage</b>                       | $\pm$ 11.58 ac.  |
| <b>Clearview Official Plan, 2024</b> | Residential; Specific Policy Area 13.2.1   |
| <b>Zoning By-Law Amendment</b>       | Zoning By-law Amendment: Approved on September 11, 2023 to rezone the Subject Land to: Residential Multiple Low Density Exception Hold (RS3-14(H27)), Residential Medium Density Exception Hold ((RS5-8(H26)), Recreation Hold (REC(H26)), and Stormwater Management Facilities Hold (SW(H26)) |
| <b>Entitlement</b>                   | Draft Plan Approved with conditions  |
| <b>Development Statistics</b>        | 56 Units total, 26 single detached, 30 townhouse units   |




# The Development




## Legend

- Single Detached Units
- Townhouse Units
- Stormwater Management
- Servicing Block
- Sanitary Pumping Station
- Widening Block ('A')
- Open Space

**56 Units Consisting Of:**



26  
Detached Units



30  
Townhouse Units



# Location Overview & Amenities

## Distance and Drive Times

|                        |         |         |
|------------------------|---------|---------|
| Simcoe County Road 9   | 1.0 KM  | 2 MINS  |
| Highway 26             | 11.5 KM | 10 MINS |
| Stayner                | 11.5 KM | 10 MINS |
| Simcoe County Road 124 | 12.7 KM | 14 MINS |
| Angus                  | 21.0 KM | 20 MINS |
| Collingwood            | 25.6 KM | 25 MINS |
| HWY 10                 | 31.0 KM | 27 MINS |
| Wasaga Beach           | 31.0 KM | 30 MINS |
| Alliston               | 37.0 KM | 32 MINS |
| Shelburne              | 37.0 KM | 33 MINS |
| HWY 400                | 42.0 KM | 35 MINS |
| Barrie                 | 39.0 KM | 40 MINS |
| Orangeville            | 54.0 KM | 46 MINS |

## Amenities in Creemore

1. Auto Solve
2. Creedan Valley Care Community
3. Mad & Noisy Improv Company
4. Foodland Creemore
5. Bank Cafe
6. LCBO
7. Home Hardware
8. Chez Michel Restaurant & Catering
9. The Old Mill House Pub
10. Teddy Bears Picnic Childrens Centre
11. Doctor Office
12. Creemore Springs Brewery Limited
13. Mad River Pottery
14. Emily's Place Bed & Breakfast
15. St. Luke's Baptist Church
16. Royal Canadian Legion Branch 397 Creemore
17. Creemore & District Recreation Centre
18. Nottawasaga & Creemore Public School
19. Gaslight Community Theatre Productions
20. Creemore Honey Do
21. The Pine
22. Clearview Firestation 4
23. DMS Metals Ltd.



The Pine - Michelin Star & Award Winning Restaurant



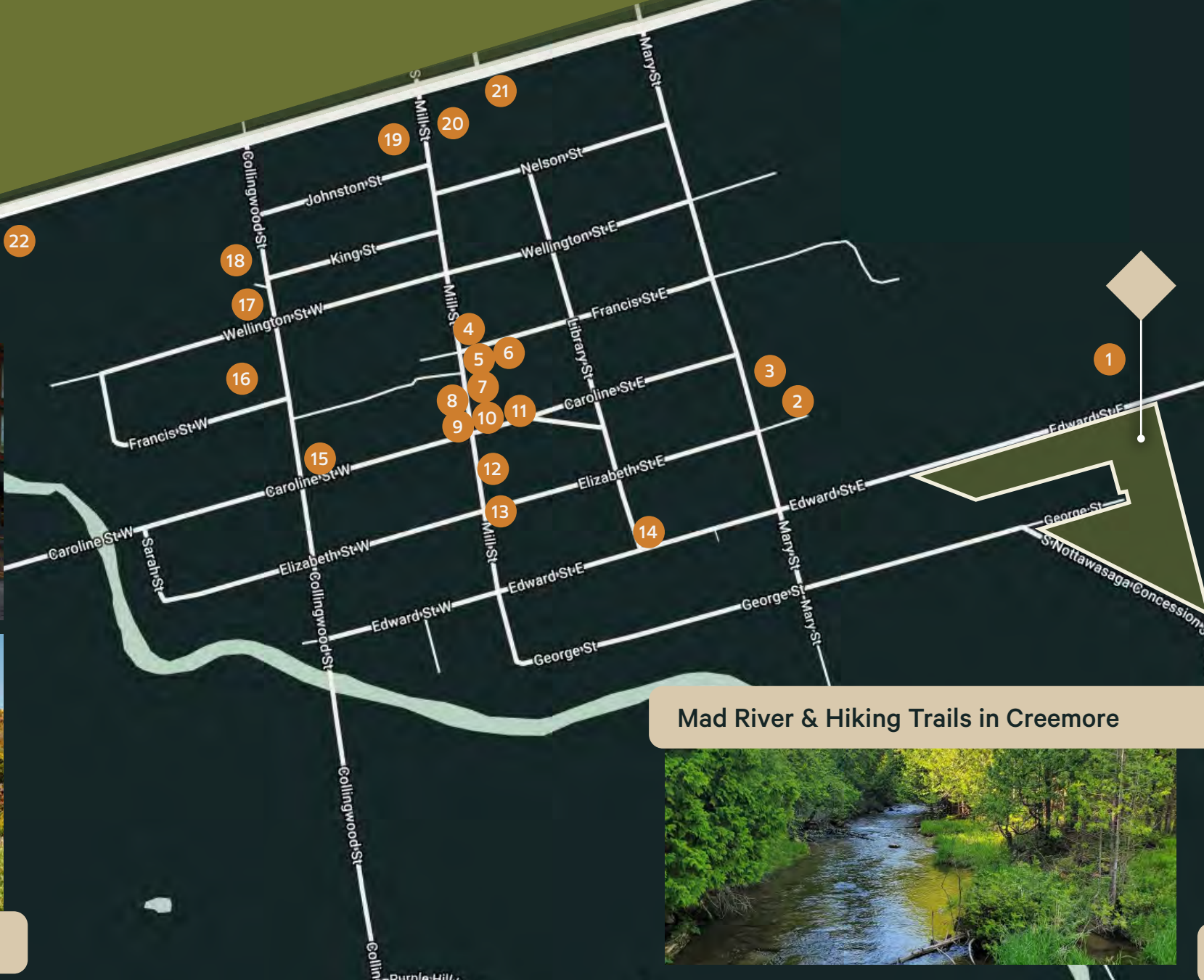
Collingwood - 25 minutes



Creemore Springs Brewery



Blue Mountain Village - 36 minutes



Mad River & Hiking Trails in Creemore



The Old Mill House Pub (Est. since 1927)



## Due Diligence

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

- Approved Draft Plan of Subdivision
- Draft Plan Approved Conditions, 2025
- Draft Plan of Subdivision: Staff Report, 2025
- Notice of Decision, 2025
- Taxes, Final 2025
- Functional Servicing and Stormwater Management Report, 2020
- Floodplain Hazard Study, 2019
- Archaeological: Stage 1-2, 2019
- Zoning By-Law Amendment: Staff Report, 2023
- Approved Zoning By-Law Amendment: Notice of Passing, 2023
- Title

## Offering Process

Offers are to be submitted electronically to Jason Child

**Asking Price: \$5,500,000**

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