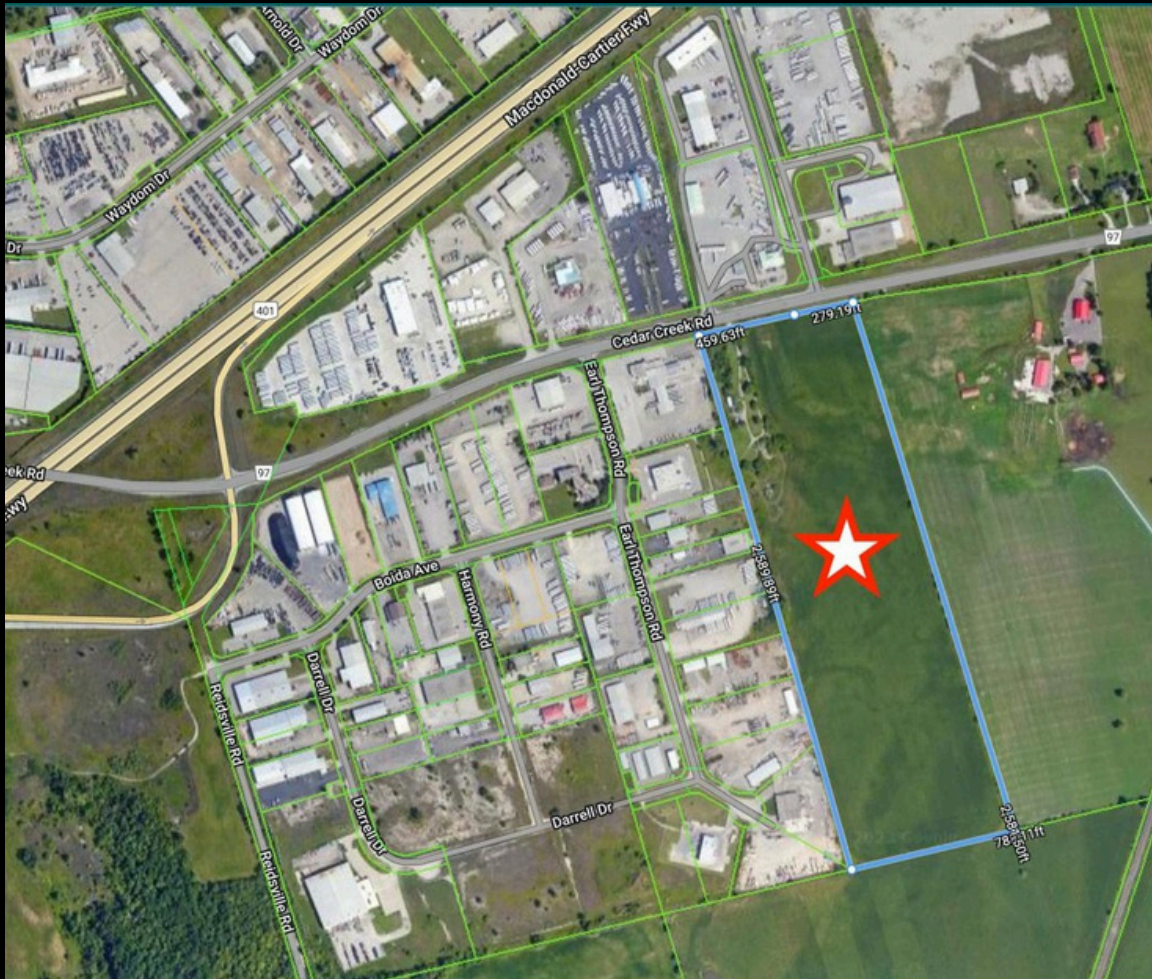


44.45 ACRES PREMIER INDUSTRIAL DEVELOPMENT LAND



2509 CEDAR CREEK ROAD NORTH DUMFRIES, ON

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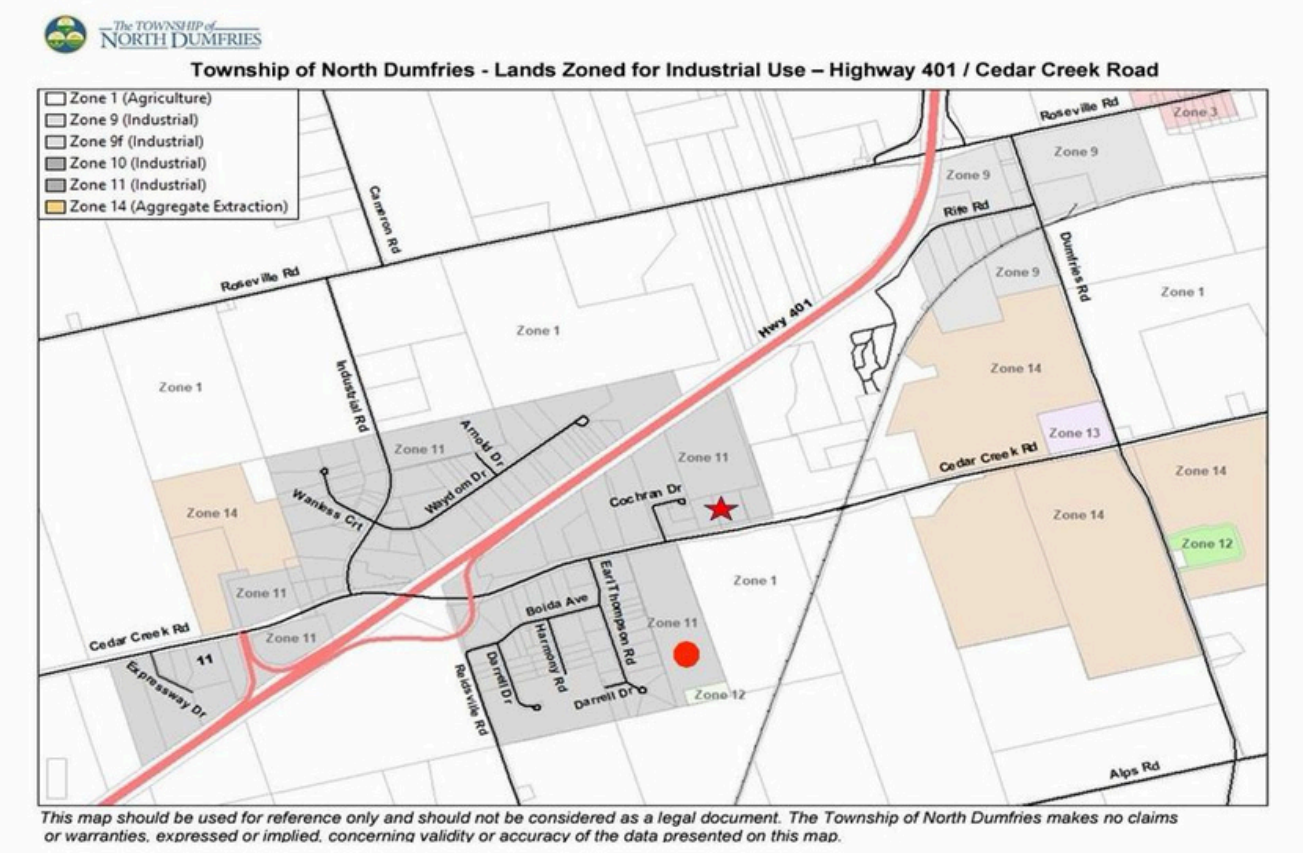
Harpreet Dhaliwal
647.521.8631
harpreet.dhaliwal@royalpage.ca

FOR SALE

\$1.

Property Features

- Prime Industrial Development Opportunity
- ±44 Acres Of Land
- Located in the highly sought-after Highway 401 / Cedar Creek Road Employment Area
- Excellent exposure and access to Highway 401
- High Exposure & Excellent Transportation Connectivity
- Proposed for multiple industrial lots with internal private road access
- Easy access to amenities, logistics hubs, and employment centres
- Ideal for Logistics, Warehousing, Manufacturing & Service Commercial Uses
- Significant Road Frontage & Visibility
- Development Supports Modern Industrial Uses & Employment Growth



SECTION 15: ZONE 9 - Z.9

15.1 PERMITTED USES

Within a Zone9-Z.9,nolandshallbeusedandnoblinding or structure shall be erected or used except for one or more ofthePermittedUseslistedinColumn1below.

15.2 REGULATIONS

Within a Zone9-Z.9,nolandshallbeusedandnoblinding or structure shall be erected or used except in conformity withtheapplicableRegulationscontainedinSection 6, "General Regulations" and the additional regulations forthespecificuseslistedinColumn2below.

	<u>Column 1</u> Permitted Uses	<u>Column 2</u> Regulations
15.2.1	<p>Any light to medium industrial use providing light to medium scale processing, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods / products, or finishing, and having minimal adverse effects for nearby sensitive land uses.</p> <p>In connection with any of the above permitted uses, a retail or wholesale outlet or showroom may be established as any accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of an area of the ground floor of the main building. Such outlet or showroom shall only display or offer for sale products manufactured, fabricated or processed on the premises.</p>	In conformity with the provisions of sub-section 15.3
15.2.2	Distributing or Transportation Operation	In conformity with the provisions of sub-section 15.3
15.2.3	Veterinary Clinic or Office	In conformity with the provisions of sub-section 15.3
15.2.4	Contractor, Building Supplies Dealer/Outlet or Sawmill	In conformity with the provisions of sub-section 15.3
15.2.5	Automobile Service Station	In conformity with the provisions of sub-section 15.3
15.2.6	Farm Equipment Sales and Service	In conformity with the provisions of sub-section 15.3
15.2.7	Warehousing or Indoor Storage	In conformity with the provisions of sub-section 15.3
15.2.8	Wholesale Outlet or Showroom	In conformity with the provisions of sub-section 15.3
15.2.9	Bank, Restaurant or Catering Service	In conformity with the provisions of sub-section 15.3
15.2.10	Parking Lot or Garage Public	In conformity with the provisions of sub-section 15.3
15.2.11	Service or Repair Enterprise	In conformity with the provisions of sub-section 15.3
15.2.12	Office or Office Building	In conformity with the provisions of sub-section 15.3
15.2.13	Commercial Printing or Laundry	In conformity with the provisions of sub-section 15.3
15.2.14	Car Washing Establishment	In conformity with the provisions of sub-section 15.3
15.2.15	Club or Amusement Enterprise, Lodge or Recreation Use	In conformity with the provisions of sub-section 15.3
15.2.16	Hotel or Motel	In conformity with the provisions of sub-section 15.3

SECTION 17: ZONE 11 - Z.11

17.1 PERMITTED USES

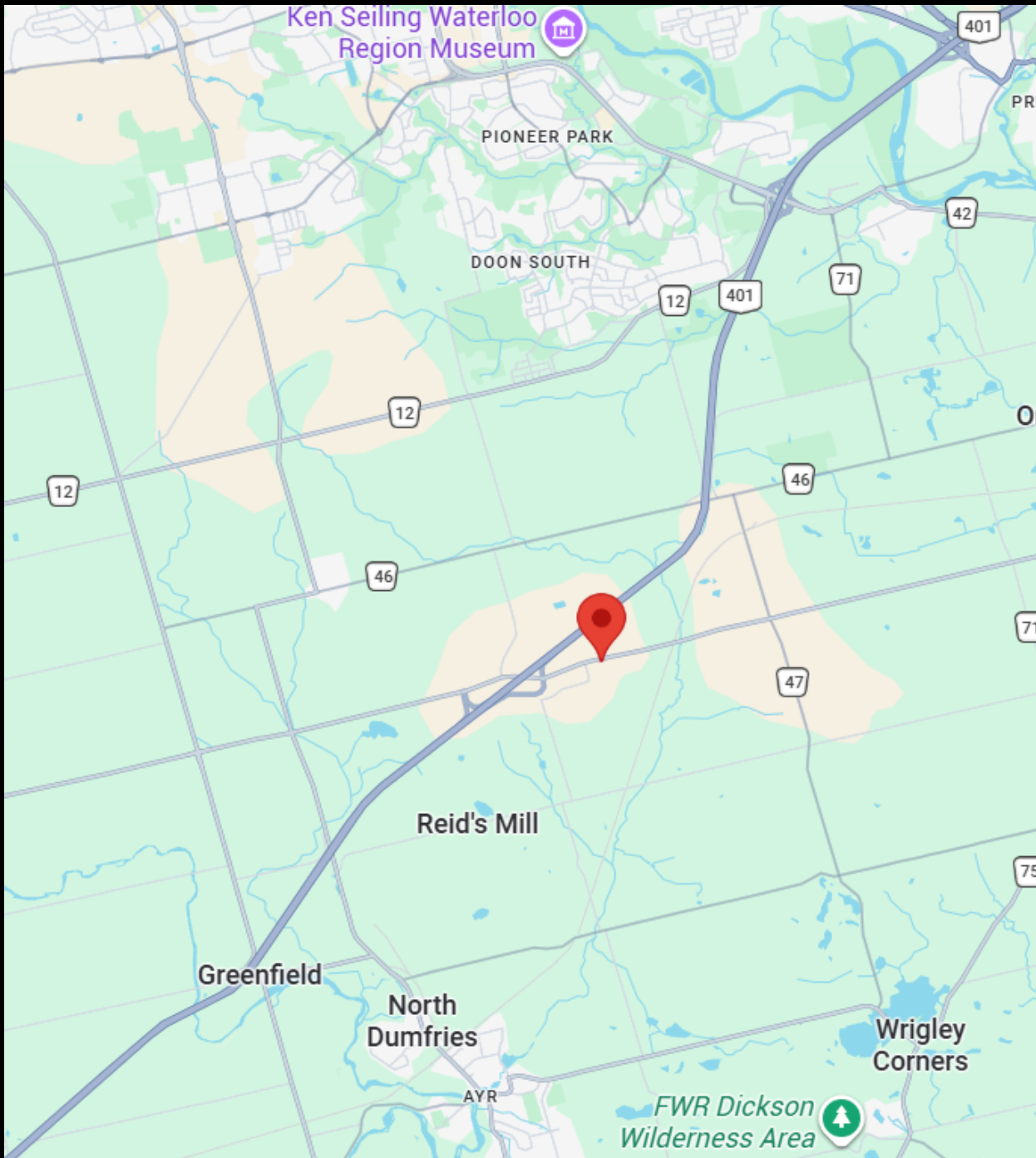
Within a Zone 11 - Z.11, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

17.2 REGULATIONS

Within a Zone 11 - Z.11, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6, "General Regulations" and the additional regulations for these specific uses listed in Column 2 below.

	<u>Column 1</u> Permitted Uses	<u>Column 2</u> Regulations
17.2.1	Any permitted use as listed in Zone 9 In conformity with the provisions of sub-section 15.3 (Section 15.2.1 to 15.2.26 inclusive) and any industrial use providing large scale processing, manufacturing, packaging, assembly, production, fabrication, testing, warehousing, stamping, treating, storage of goods/ products, or finishing, characterized by large physical size, production volumes and intensity of use. In connection with any of the above permitted uses, a retail or wholesale outlet or showroom may be established as an accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of the area of the ground floor of the main building. Such outlet or showroom shall only display or offer for sale products manufactured, fabricated or processed on the premises.	
17.2.2	Batching Plant, Temporary Asphalt Plant, Portable Fertilizer Manufacture, Mixing or Storage	In conformity with the provisions of sub-section 15.3
17.2.3	Existing Auction Centre	In conformity with the provisions of sub-section 15.3
17.2.4	Existing Cement Batching Plant	
17.2.5	Restaurant or Place for Dispensing	
17.2.6	Refreshment to the Public including Drive-In or Take-Out Accessory Uses	
17.2.7	a) Accessory buildings or structures b) Accessory signs	In conformity with the provisions of sub-section 6.4 In conformity with the provisions of sub-section 6.16

LOCATION MAP



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