

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



96.13 ACRE LAND SITE, PORT DOVER

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Agency & Introduction

Cushman & Wakefield ULC have been retained as exclusive advisor (collectively “C&W” or the “Advisor”) to Alvarez & Marsal Canada Inc. as Court-Appointed Sales Officer (the “Sales Officer”) of 2721733 Ontario Inc. & 2721736 Ontario Inc., to seek offers to purchase the redevelopment lands opportunity of the lands located in Port Dover, Ontario with the PINs of 502400230, 502400211, 502400205, 502400207, 502400231 (the “Property” or “Site”).

Contents

This marketing summary package has been prepared by C&W and is based on information and other sources believed to be reliable. While the contents of this package are believed to be accurate, neither C&W nor the Sales Officer, nor any of their respective directors, officers, employees agents or representatives makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent due diligence and investigations. Additional due diligence documentation is available upon execution of a non-disclosure agreement and being granted access to the data room.

Disclaimer

This marketing summary package has been prepared by C&W and is being delivered to registered, qualified, prospective purchasers in order to assist them in deciding whether they wish to acquire the Property from the Sales Officer. This marketing summary package does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. The information upon which this marketing summary package is based has been obtained from various sources considered reliable. Neither the Sales Officer nor C&W make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise, and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Sales Officer and C&W expressly disclaim any and all liability for any errors or omissions in the marketing summary package or any other written or oral communication transmitted or made available to prospective purchasers. If any information related to the Property, in addition to the information provided in the marketing summary package, is provided at any time, orally or otherwise, by the Sales Officer or C&W, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and should not be relied upon by prospective purchasers without independent investigation and verification.

“As is, Where is”

By accepting this marketing summary package, prospective purchasers acknowledge that the Sales Officer is selling the Property on an “as is, where is” basis as they shall exist as at the time of closing. Prospective purchasers further acknowledge that neither C&W nor the Sales Officer guarantees title to the Property, and no representation, warranty, or condition is expressed or can be implied as to title, encumbrances, description, fitness for purpose, merchantability, condition, quantity, or quality or in respect of any other matter or thing whatsoever concerning the Property. Prospective purchasers must accept Property in its current state and condition without any further work, repairs, treatments or improvements.

Indemnification

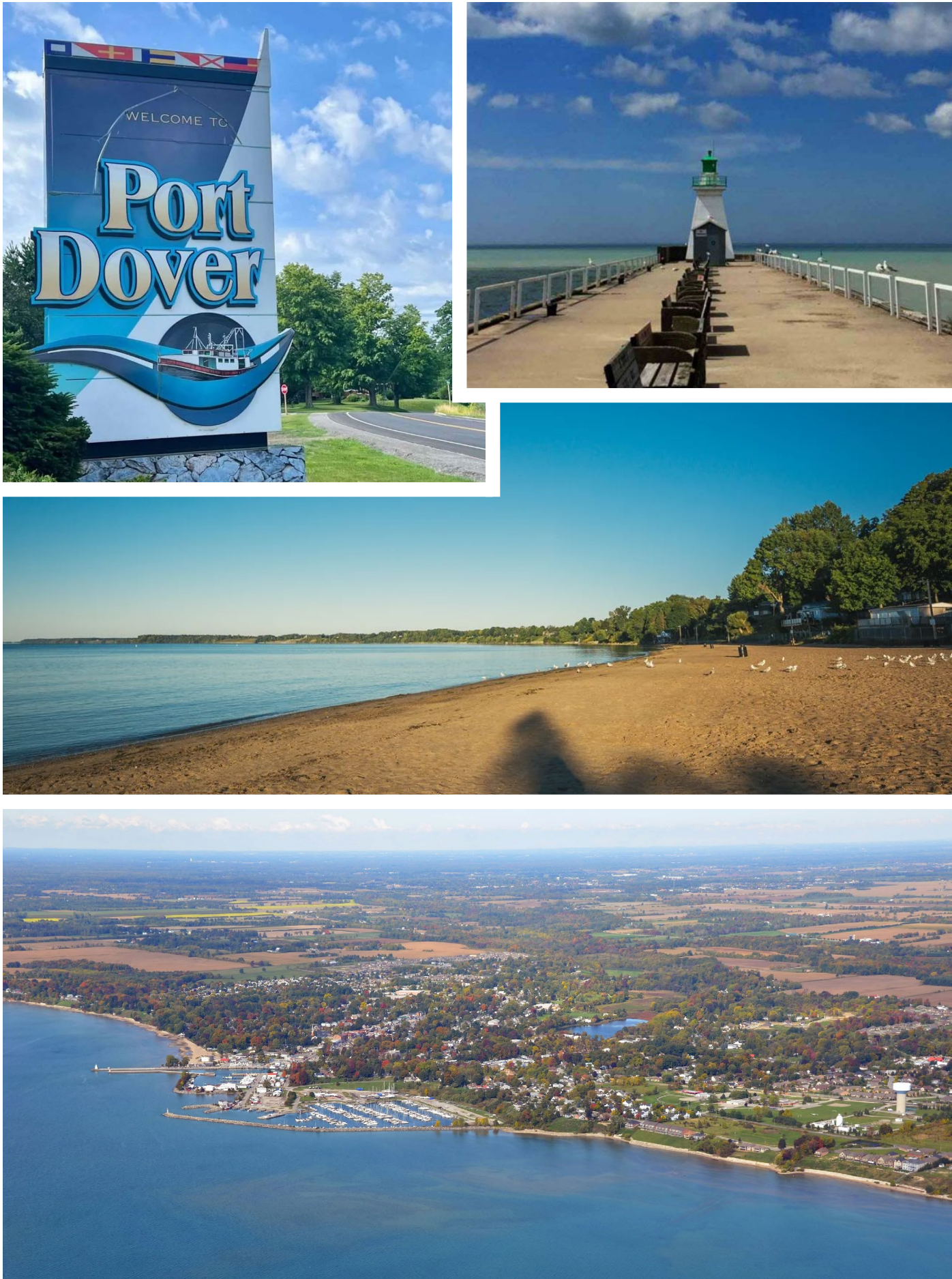
In exchange for specific good and valuable consideration provided by the Sales Officer and C&W, including without limitation, the delivery of this marketing summary package, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, by accepting this marketing summary package prospective purchasers hereby agree to indemnify the Sales Officer and C&W, and their affiliates, against any compensation, liability or expense (including legal fees), arising from claims by any other party with whom the prospective purchaser has had or may have dealings (excluding C&W) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors make any physical inspection or testing of the Property, without the prior written consent of the Sales Officer and C&W.

Offering at a Glance

The Property includes 96.13 acres of development land located south of Main St and north of Radical Rd, within the Urban Area Boundary and Lakeshore Special Policy Area of Port Dover. The surrounding area is a natural expansion of the built boundary area of Port Dover, which is rich in history & amenities alike, including access to daily needs retail, attractions & services within walking, bike-path or short driving distance. The lands are identified as Urban Residential Lands in the Norfolk County Official Plan and included in the Lakeshore Special Policy Area Secondary Plan which aligns with the continued growth of this destination community on the shores of Lake Erie. The adjacent lands to the east features an existing residential subdivision with predominantly Single Detached homes, which is well suited for the market demand of the Port Dover area.

The Property may be acquired individually or as part of the Property Portfolio Opportunity. Submission of offers to the Listing Team on the Sales Officer's form of Agreement of Purchase and Sale should be addressed to the attention of Dan Rogers, Rene Serin, Jeff Lever, Reilly Hayhurst or Mike Murray as further identified herein.





Opportunity Highlights



Established Residential, Tourism and Lifestyle Area

The subject Property is located on the south side of Highway 6 and east side of Blueline Road. Located at little over a kilometer from Grocery, Port Dover Arena and local schools the surrounding bedroom community has experienced consistent growth from new families searching for an affordable community which is well served by lifestyle amenities, public services and tourist attractions. The Property is located approx. 4 kilometers from the Port Dover Harbour, public beach and tourist centre which acts as the commercial hub of the community. The area is well-positioned with respect to outdoor recreation amenities, including various commercial and private sailing and fishing opportunities together with accessible golf courses and scenic hiking trails.



Rapidly Growing Location

The population of the Town of Port Dover increased 12.7% over the 2016-2021 census period, making it one of the fastest growing municipalities in Norfolk county with an average growth rate of 2% annually. The Town's permanent population is forecast to double in the coming decades from approximately 8,500 residents today to more than 18,000 by 2051. As the county's primary tourism node, Port Dover benefits from strong tourism in the Town with famous Friday the 13th events which can attract over 100,000 people congregating in the town.



Strong Residential Market Fundamentals

Port Dover's residential market is characterized by high-demand lakeside living, featuring a mix of renovated older homes and new bungalow developments popular with retirees and new families. The area operates at a premium to the broader Norfolk County, with average prices around \$884,600. Port Dover homes hold a premium, averaging approximately 112% higher than the regional Norfolk County average and Price per square foot is also higher, averaging roughly \$484. As of March 2026, Norfolk County saw a 44.9% surge in sales and a 74.6% increase in new listings month-over-month, signaling a robust spring market. The market maintains a balanced, 6.0-month supply. Demand is driven by retirees and families seeking a waterfront lifestyle. Builders are actively catering to the 50+ demographic with high-end, maintenance-free bungalows and townhomes, featuring main floor master bedrooms.



Value-Add Development Opportunity

Strategically located within the built boundary area and the Lakeshore Special Policy Area Secondary Plan of Port Dover, the Property is well positioned for a developer to obtain draft plan approvals for a marketable single-family detached and townhouse subdivision. The opportunity to develop the lands ahead of the upcoming housing supply shortage makes the site an ideal opportunity for investment vision and builder execution within this attractive community setting. The Subject Property opportunity, together with the Port Dover Lands development opportunity within the sale portfolio positions a Buyer with substantial control over future residential development land in Port Dover.

Property Details

PIN	502400230, 502400211, 502400205, 502400207, 502400231
Total Gross Site Area	96.13 ac /4,187,423 sf
Road Allowance Area	6.07 ac / 264,350 sf
Total Net Site Area	90.06 ac / 3,923,074 sf (estimated)
Official Plan	Urban Residential, Designated Greenfield, Special Policy Area
Zoning	Development Zone (D)
Property Portfolio Opportunity	1. Port Dover Lands (96.13 ac) 2. 66 Tisdale Rd, Port Dover (19.01 ac) 3. 725 Tenth Line, Collingwood (37.11 ac) 4. 215 Victoria St, Simcoe (1.02 ac) 5. Floradale Rd, Elmira (25.9 ac)



Land Use Policy

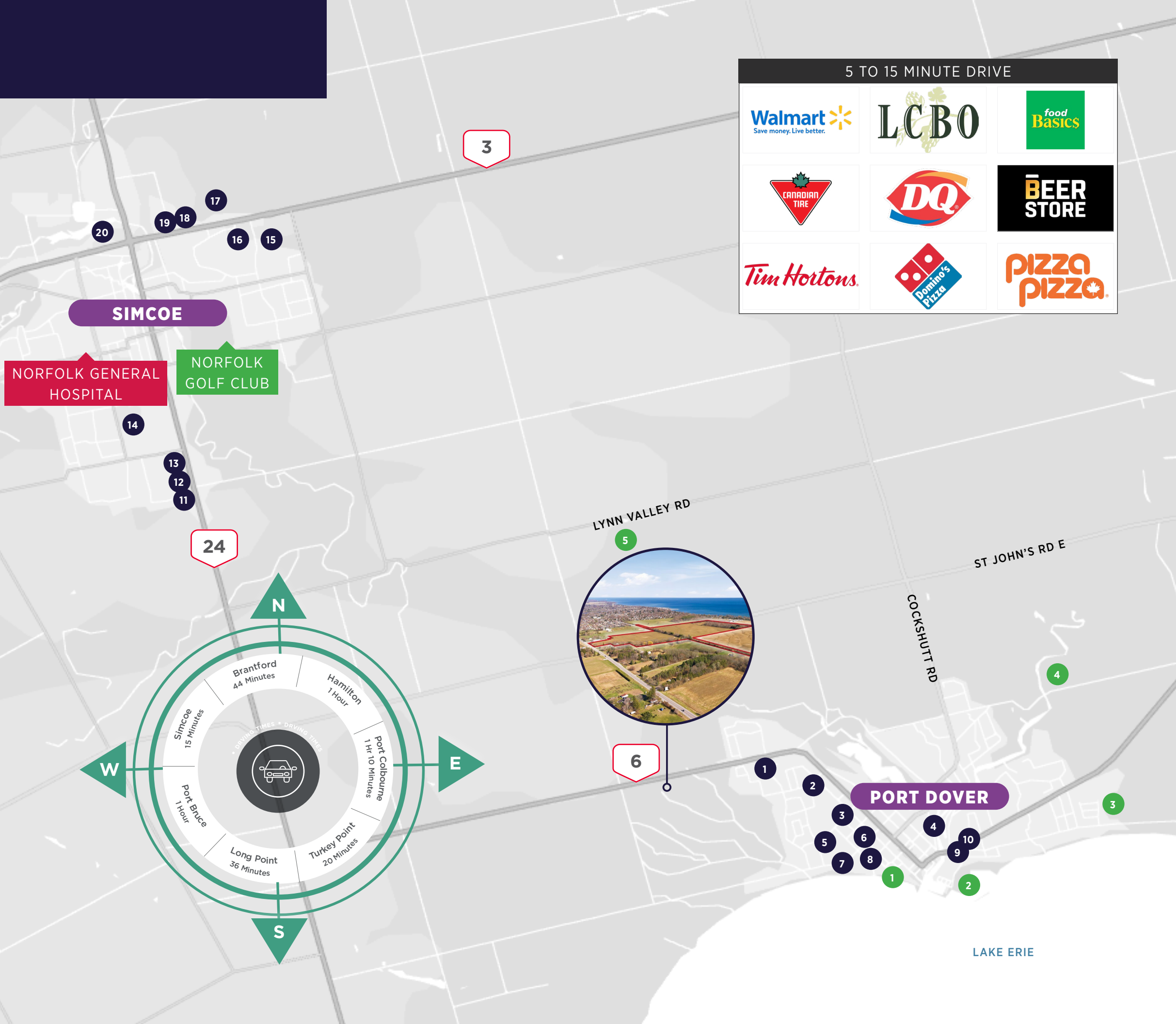
Policy	Details
Official Plan	Urban Residential - Urban Residential is intended to accommodate attractive neighbourhoods that include a mix of residential housing types and supportive community facilities such as schools, parks, places of worship, and small-scale commercial uses. The predominant land use is low-profile residential development, including single-detached, semi-detached, and duplex dwellings. Low-density housing is generally limited to an average net density of 15 units per hectare, while medium-density forms such as townhouses and fourplexes range between 15 and 30 units per hectare.
	Designated Greenfield - The County aims to direct at least 25% of annual residential growth to infill, intensification, and redevelopment within fully serviced built-up areas of its Urban Areas. The Built-Up Area boundaries for Simcoe, Port Dover, Delhi, Waterford, and Port Rowan are identified in Schedule “B” of the Official Plan and reflect the extent of development at the time of the Five-Year Review. Development within this boundary is considered infill, while development located between the Built-Up Area boundary and the broader Urban Area boundary is classified as greenfield development.
	Special Policy Area - The Plan intends for the Port Dover Waterfront Area to remain a distinctive destination that supports tourism, the commercial fishery, and recreational, commercial, and cultural opportunities for residents. Policies focus on enhancing public access to the shoreline, encouraging attractive and compatible development, and protecting and improving the Lynn River and Lake Erie shoreline.
Lakeshore Special Policy Area Secondary Plan - Urban Tourism Nodes (Conceptual)	Prior to any development occurring within designated Neighbourhood Planning Areas, a Neighbourhood Plan must be prepared to ensure orderly and efficient growth. These plans provide a more detailed land use framework and policy direction to guide development in a coordinated and comprehensive manner, supporting the creation of complete communities. This requirement applies to areas identified on Schedule “H,” including the Port Dover West Neighbourhood Planning Area.
Zoning	Development Zone (D) - The Development Zone (D) permits a limited range of rural and agricultural-related uses. These include single detached dwellings, farms, farm produce outlets, bunkhouses, home industries, home occupations, and the seasonal storage of recreational vehicles or equipment as a secondary use to a farm. All land, buildings, and structures must conform strictly to these permitted uses.

Area Amenities

- 1 NOFRILLS
- 2 Port Dover Arena
- 3 Pizza Hut
- 4 LCBO
- 5 Knechtel's on the Public Beach
- 6 The Beach House
- 7 Willie's
- 8 Fisherman's Catch Bar + Restaurant
- 9 Domino's Pizza
- 10 Tim Hortons
- 11 Dollarama
- 12 Pharmasave
- 13 Sobeys
- 14 Norfolk County Fairgrounds
- 15 Walmart
- 16 Canadian Tire
- 17 Real Canadian Superstore
- 18 Swiss Chalet
- 19 McDonald's
- 20 Boston Pizza

Parks & Leisure

- 1 Port Dover Beach
- 2 Port Dover Harbour Marina
- 3 The Links at Dover Coast
- 4 Black Creek Conservation Area
- 5 Port Dover Golf Club



Submission Guidelines

Cushman & Wakefield ULC has been retained by Alvarez and Marsal Canada Inc. as Court-Appointed Sales Officer as exclusive advisor to seek proposals for the disposition of the lands located in Port Dover, Ontario with the PINs of 502400230, 502400211, 502400205, 502400207, 502400231. Interested parties will be required to execute and submit the Officer's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be considered on an as-received basis, unless otherwise directed by the Advisor.

Virtual Data Room

A virtual Data Room has been created for this transaction. Prospective purchasers are strongly encouraged to access the Data Room in order to make their Offers as unconditional as possible. Secure access to the site is restricted to those who have executed a Confidentiality Agreement ("CA") and will be issued a separate email granting access once the CA is received.

Submissions

Submission of offers may be submitted for the individual Property or as part of a development lands portfolio and will be considered on an as-received basis, unless otherwise directed by the Advisor, and are directed to include a 7-day irrevocable period for acceptance by the Sales Officer. An Offer Submission Instruction Letter from the Sales Officer will be provided in the Data Room.

Offers are to be submitted to the Advisor at:

Dan Rogers, Jeff Lever, Rene Serin, Reilly Hayhurst & Mike Murray
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