

Once in a Lifetime Investment Opportunity!



This prime 280 acre parcel is situated in the heart of the desirable and charming town of Bracebridge in the breathtaking Muskoka district that offers the ultimate in lake living with over 1,600 lakes. Immediately adjacent to Highway 11, a major provincial highway that takes you to Toronto in less than 2 hours. The area development plan in place is approved for 7,349 total dwellings with 980 single detached home lots, 2,450 Townhouse lots, 3,675 condo units and 244 accessory dwelling units (ADU). The Town of Bracebridge Official Plan designates these lands as West Bracebridge Residential Urban Centre Land Use. Zoned high density residential. Permitted use includes a broad range of dwelling types, convenience commercial, community uses and open space. This site offers an opportunity for master-planned communities, build-to-rent, or resort-style residences. Magnificent Muskoka has been named one of the top places to live in Canada and one of the top places to visit in the world with over 2.1 million visitors annually. Muskoka offers a highly sought-after residential and vacation market. Located just two hours north of Toronto, Muskoka is seen as the Hamptons of the North. This area is internationally recognized for its beautiful countryside, luxurious vacation homes to celebrities, and is largely known as a seasonal vacation getaway destination. Migration has boosted the growing population due to affordability, lifestyle appeal and infrastructure improvements. Unrivaled location perfect for fourseason living in cottage country with plenty of sports and activities to partake in with numerous golf courses close, boating, swimming, fishing, hiking, biking, skiing, skating, snowmobiling, and ice fishing. The town's historic downtown core is home to plenty of local vendors including boutique shops, eateries, and cafes alongside brand-name retailers. The town also offers a wide variety of annual and seasonal events, festivals, and farmer's markets to enjoy. INCREDIBLE OPPORTUNITY for experienced developers, REITs, and institutional investors to acquire and develop this highpotential site with low supply in the area and high demand to escape the big cities. Contact us today for more information!

BRACEBRIDGE

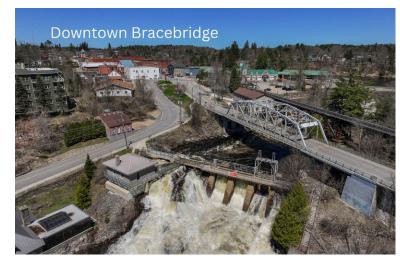
Town of the District of Muskoka

- Bracebridge is a town in the Muskoka District Municipality in Ontario
- Situated on the Muskoka River overlooking the famous and significant Bracebridge Falls
- The town is the seat of the government district and the main center of tourism in the Muskoka Area
- Bracebridge immediately adjacent to Highway 11, a major provinvial highway that takes you to Toronto in less than 2 hours
- Muskoka Airport, 5 km South Of Bracebridge, serves general aviation and scheduled flights from Billy Bishop Toronto City Airport
- Muskoka has around 1600 lakes, making it a popular cottage destination
- National Geographic names Muskoka as one of the top places to visit in the world, one of the top 25 places to live in Canada
- Muskoka has 60,000 permanent residents, and 100,000 additional seasonal property owners. The region and surrounding lake area see over 2.1 million visitors annually
- Minutes from prominent golf courses and ski clubs, indulge in the local craft breweries and eateries, and take the ATVs out on the trails to chase down the fall colours. Living in Muskoka is a four season playground for the entire family.
- With more than 30 golf courses nearby, find challenging terrain, scenic greens and champion-designed links you will love.
- Culinary delight From coffeehouses to gastropubs, international cuisine to craft breweries with waterfront patios, the restaurant scene here is one to sayour.
- Muskoka is majestic in all four seasons.
 Colourful, nature-filled and serene, delight
 in views from your large picture windows,
 your docks or perched upon one of the many
 lookout points around cottage country

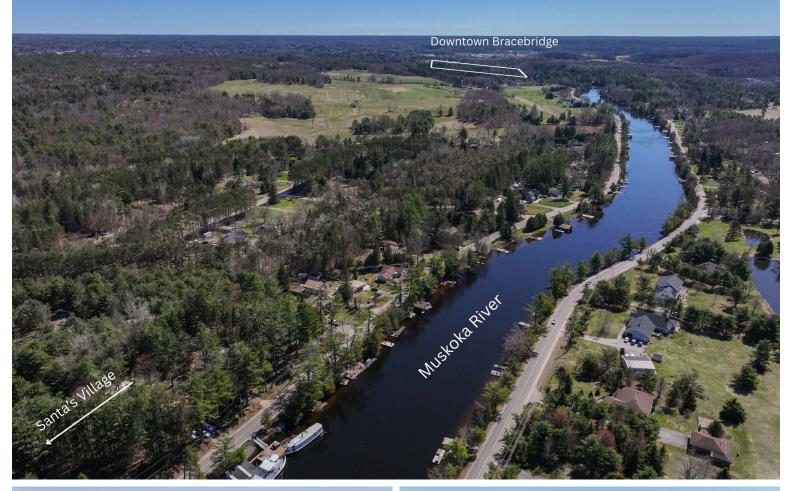


















SANTA'S VILLAGE RD DEVELOPMENT

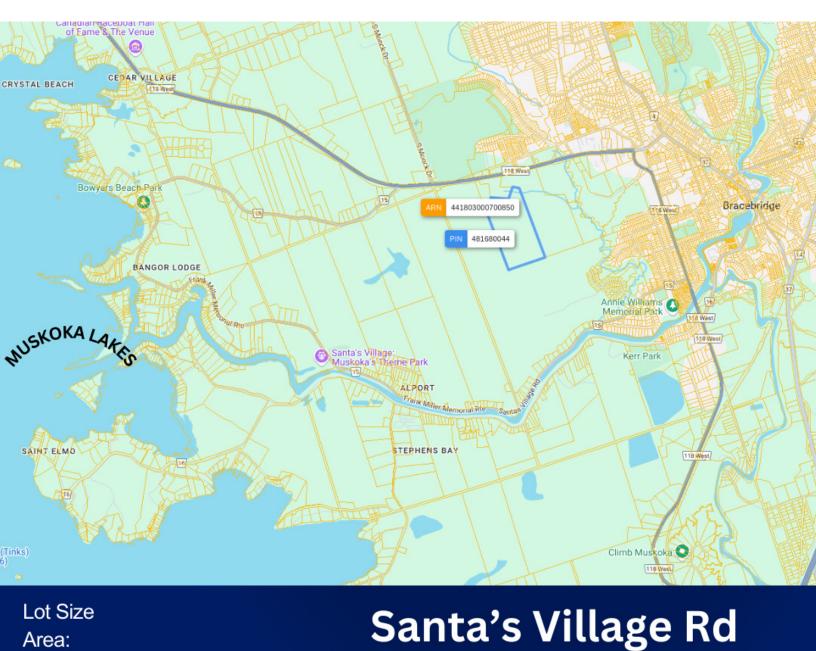


LOCATION: 190 SANTA'S VILLAGE RD, BRACEBRIDGE, ONTARIO

TOTAL UNITS 1669

TOTAL AREA: 70.9 ACRES

111 singles ° 27 ADU • 223 townhouse • 2840 apartment



Development

Lot Size

Area:

3,092,414.65 ft² (70.992 ac)

Perimeter:

7,736.22 ft

Measurements:

407.64 ft x 615.53 ft x 111.38 ft x 266.66 ft x 2,375.93 ft x 1,282.49 ft x 2,446.82 ft x 232.96 ft







209.9 ACRES

757 singles · 189 ADU • 1893 townhouse • 2840 apartment



Lot Size Area: 9,128,809.77 ft² (209.569 ac)

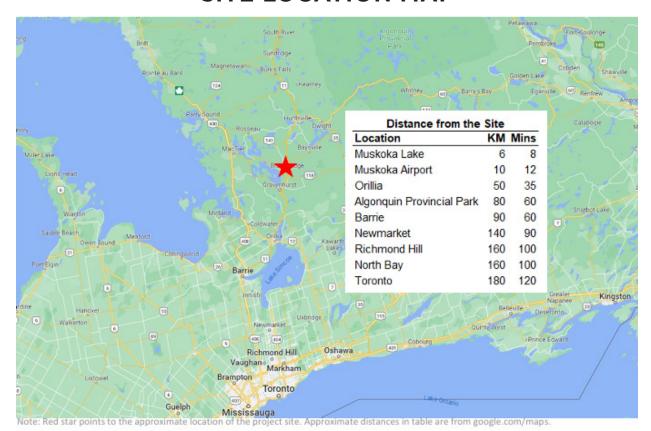
Muskoka Lakes Development

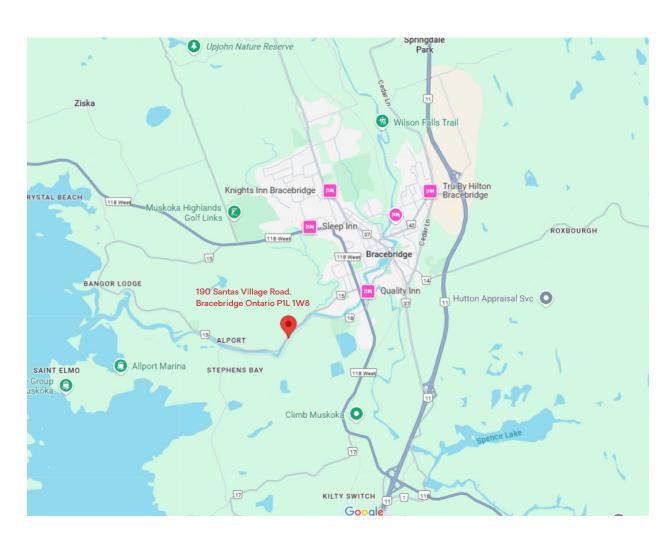
Perimeter: 17,099.74 ft

Measurements:

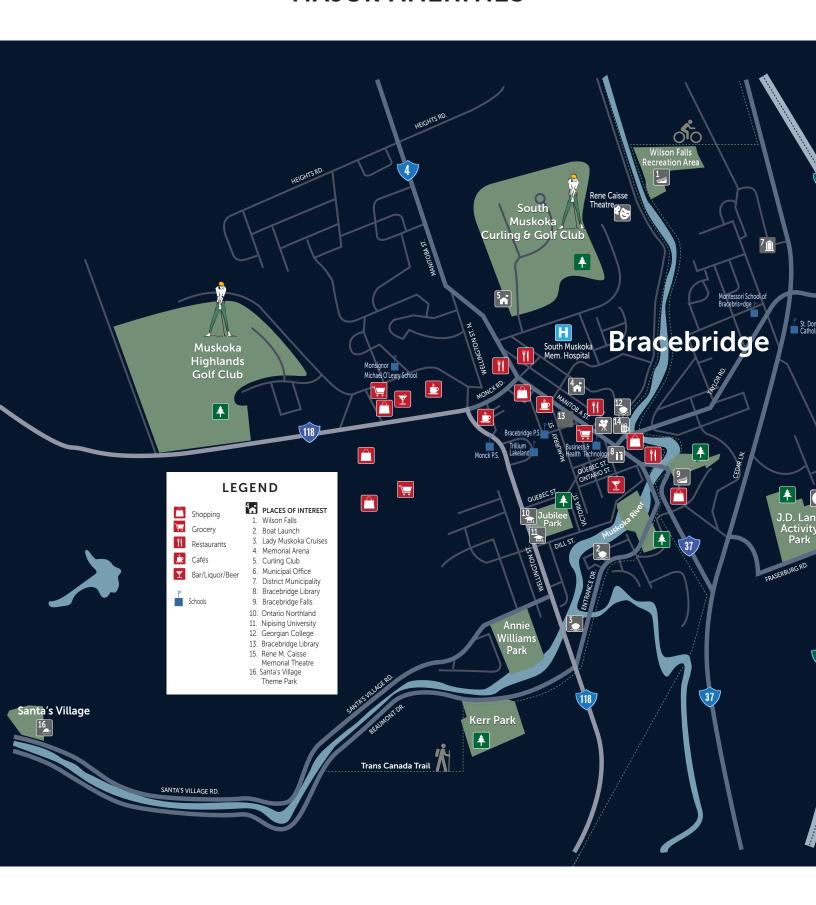
184.40 ft x 235.48 ft x 255.72 ft x 371.82 ft x 499.85 ft x 3,157.45 ft x 115.15 ft x 3,111.79 ft x 11.83 ft x 246.63 ft x 119.17 ft x 77.34 ft x 473.32 ft x 274.30 ft x 64.52 ft x 155.86 ft x 7,178.99 ft x 95.47 ft x 471.73 ft

SITE LOCATION MAP

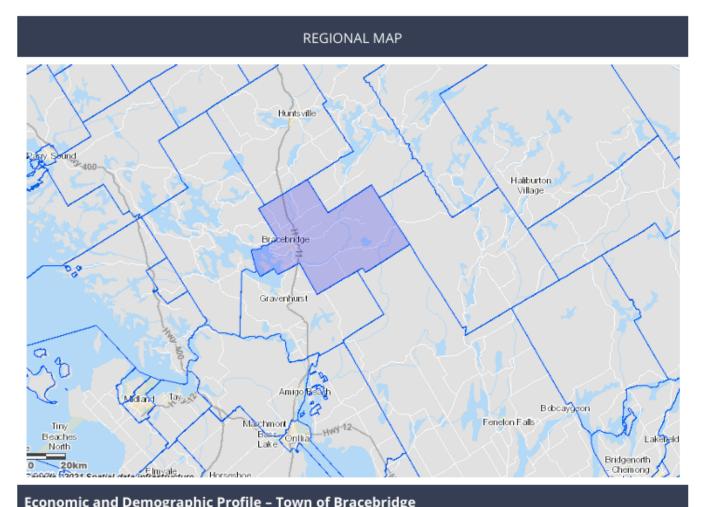




MAJOR AMENITIES



Market Overview



Economic and Demographic Frome - Town of Bracebridge	
Population	17,305 (2021 Statistics Canada)
Total Private Dwellings	9,053 (2021 Statistics Canada)
Median Household Income	\$103,000 (2020 Statistics Canada)
Labour Force	8,590 (2021 Statistics Canada)
Unemployment Rate	9.9% (2021 Statistics Canada)
Tax Rates (2023)	 Residential - 0.01349273 Multi-Residential - 0.01349273 Commercial - 0.01996917 Industrial - 0.02115597

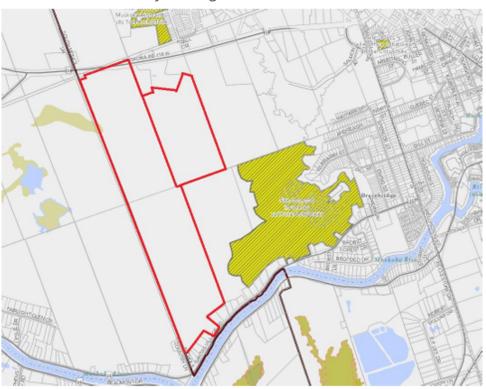
Source of Information - Town of Bracebridge & Statistics Canada

Market Overview

Neighbourhood Overview

The subject lands are located on the edge of the Bracebridge Urban Centre. The subject lands are a three-minute drive from Downtown Bracebridge. Currently the surrounding neighbourhood is made up rural residential dwellings, farmland and woodlot.

The subject lands are part of a master planned community with a total of 9 phases. The subject lands are considered to be phase 8 and 9. The owner of the subject lands has already received draft plan approval for earlier phases of the project which can be seen in the map below (Subject lands Highlighted in red). It is expected that this part of Bracebridge will be mainly in the form of low-density residential with the potential to have some medium density dwellings in the form of townhomes.



Adjacent Land Use

North	Rural/Agricultural Land
South	Rural Residential
East	Rural Residential, woodlot, approved residential subdivision
West	Rural Residential



ADDRESS: 190 SANTAS VILLAGE ROAD, BRACEBRIDGE ONTARIO P1L 1W8

CONC 1 - MONCK, PART LOTS 1 - 3 & 5 CONC 2 - MONCK, PART LOTS 4 & 5

Parcel Sizes:

- Parcel 3 Lot size: 209.56 acres, PIN# 481680019
- Parcel 4 Lot size: 70.99 acres, PIN# 481680044

Permitted Uses:

The Town of Bracebridge Official Plan designates these lands as West Bracebridge Residential Urban Centre Land Use.

Permitted uses include:

- A broad range of residential dwelling types (single detached and multiple-unit structures).
- Convenience commercial, community uses, and open space.

Muskoka Lakes Development Potential:

- Developable Area: 56.8 hectares (140.3 acres)
- · Under existing Official Plan:
- 379 single detached dwellings + 94 Additional Dwelling Units
- 757 townhouse dwellings
- 1136 apartment dwellings
- · Total: 2366 dwelling units

Under proposed Official Plan policies:

- 757 single detached dwellings + 189 Additional Dwelling Units
- 1893 townhouse dwellings
- 2840 apartment dwellings
- Total: 5680 dwelling units

Santa's Village Road Development Potential:

Developable Area: 16.7 hectares (41.2 acres)

Under existing Official Plan:

- 111 single detached dwellings + 27 Additional Dwelling Units
- 223 townhouse dwellings
- 334 apartment dwellings
- Total: 695 dwelling units
- · Under proposed Official Plan policies:
- 223 single detached dwellings + 55 Additional Dwelling Units
- 557 townhouse dwellings
- 835 apartment dwellings
- Total: 1669 dwelling units

Total Potential Yield for Parcels 3 and 4:

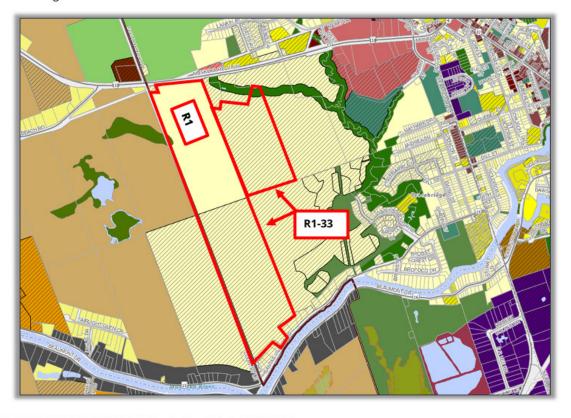
Based on preliminary constraint mapping and an equal land allocation for low, medium, and high-density units:

7,349 total dwelling units

Municipal Data

Town of Bracebridge Zoning By-Law 2016-088

The subject lands are currently zoned "R1 and R1-33" within the Town of Bracebridge zoning bylaw 2016-088. A zoning bylaw amendment would be required for higher order uses.

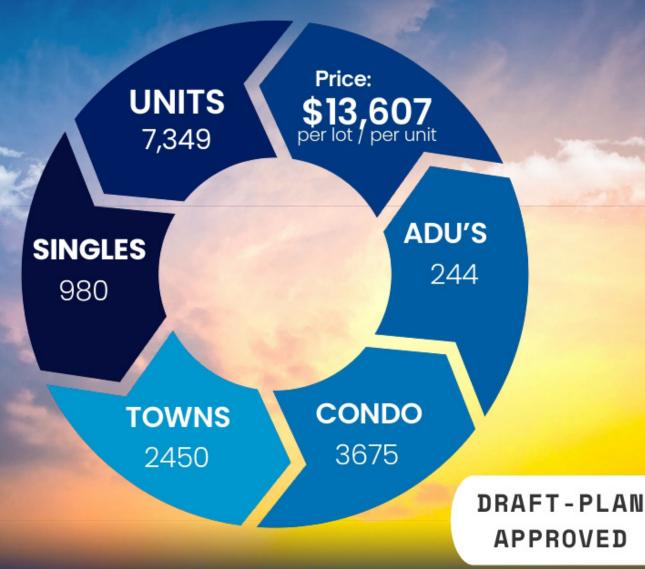




PIN: 48168-0019 & PIN: 48168-0044, Bracebridge, Ontario (TOR240794)

"A MASTER-PLANNED SUBDIVISION IN MUSKOKA'S PREMIER DEVELOPMENT"

280 ACRES





GAINSBOROUGH RD, BRACEBRIDGE, MUSKOKA, ONTARIO

