

CBRE

A PRIME DEVELOPMENT OPPORTUNITY IN THE GREATER GOLDEN HORSeshoe

TALBOT DRIVE TOWNS

Talbot Drive · Port Hope · Ontario

RESIDENTIAL DEVELOPMENT DRAFT PLAN APPROVED FOR 21 FREEHOLD TOWNHOUSE UNITS



**LAND
SPECIALISTS**



OFFERING

Draft Plan Approved For 21 Freehold Townhouse Units On +/- 4.26 Acres Of Land

Talbot Drive presents an exceptional, Draft Plan Approved residential development opportunity bordering the Greater Toronto Area in one of the closest communities to Durham Region. With Draft Plan Approval already secured for 21 freehold townhouse units, this project offers a clear and accelerated path to development in an affordable yet centrally located community. Significant progress has been made on satisfying all conditions of draft plan approval, ensuring a streamlined and efficient construction process. The site is ideally positioned for the creation of modern, ground-oriented homes amidst Port Hope's thriving and picturesque environment.

ADDRESS	Talbot Drive, Port Hope, Ontario	DEVELOPMENT STATISTICS	21 Freehold Townhouse Units
PIN	51082-0612	SERVICING	Full municipal services, including water, sanitary, storm, electrical, gas, and telecommunications, are planned for extension along Talbot Drive, ensuring comprehensive infrastructure support.
LAND AREA	+/- 4.26 Acres		
APPROVAL	Draft Plan Approved with conditions		

- DRAFT PLAN APPROVED WITH CLEAR PATH TO DEVELOPMENT**
Conditions of draft plan approval are substantially satisfied, positioning Talbot Drive as a truly shovel-ready site with minimal hurdles remaining
- HIGHLY DESIRABLE UNIT TYPE**
Freehold townhouses are a popular and in-demand housing product, appealing to a wide range of buyers in the current market.
- AFFORDABLE BUT CENTRAL GREATER GOLDEN HORSESHOE LOCATION**
Port Hope offers a compelling balance of affordability and access, combining small-town charm with excellent connectivity to major urban centers in the GGH and GTA via Highway 401.
- OVERSIZED MUNICIPAL INFRASTRUCTURE**
The planned municipal infrastructure (water, sanitary, storm) is designed with oversized capacity, providing robust support for the current development and offering the potential for greater future density.
- INEXPENSIVE COST-BASE TO SERVICE**
Favorable geotechnical conditions, characterized by stable clayey silt till at shallow depths, contribute to a relatively inexpensive cost-base for site servicing and foundation construction.
- LOT PREMIUMS POSSIBLE**
The thoughtful layout and design of the units, coupled with potential views and proximity to natural greenspace, create opportunities for significant lot premiums.



GT Talbot Drive Towns

DEVELOPMENT

GT Talbot Drive Towns Talbot Drive, Port Hope, Ontario



TYPE

Freehold Townhouse



NO. OF UNITS

21



STOREYS

2 (Typical architectural design)



DEVELOPABLE AREA

+/- 4.26 Acres



LOT FRONTAGE

Varied lot sizes and frontages, thoughtfully designed to maximize appeal and potential lot premiums



PARKING

Each unit will feature ample parking, including private garages



LAND USE SCHEDULE

Approximate, based on Plan of Subdivision

USE CATEGORY	AREA (M ²)	% COVERAGE
Residential Blocks	12,935.3	74.96%
Roadway (Talbot Dr.)	3,315.6	19.21%
Reserve (Block 7)	6.3	0.04%
Total Land Area	17,257.2	100%

(Note: Percentages are approximate and derived from the provided Plan of Subdivision data.)



SITE PLAN *and* ELEVATION CONCEPT



PORT HOPE

a growing community

Port Hope, gracefully situated on the north shore of Lake Ontario, is a charming and historically rich municipality within the Greater Golden Horseshoe. It offers an enviable lifestyle, blending picturesque natural beauty with the conveniences of modern living. Its strategic location provides seamless access to major transportation corridors and economic centers, making it an increasingly desirable destination for discerning homebuyers and developers alike.

THE GREATER GOLDEN HORSESHOE ADVANTAGE

Talbot Drive is perfectly positioned within the vibrant Greater Golden Horseshoe, a region experiencing robust growth and sustained demand for high-quality housing. This central location ensures strong market interest, excellent investment potential, and a promising outlook for property value appreciation.

MASTER-PLANNED FOR MODERN LIVING

Port Hope is celebrated for its stunning natural landscapes, preserved heritage architecture, and a strong community focus. Residents of Talbot Drive will enjoy:



Abundant Natural Beauty

Close proximity to the scenic Ganaraska River, the shores of Lake Ontario, and an extensive network of trails, ideal for outdoor recreation and relaxation.



Vibrant Downtown Core

A charming and walkable downtown featuring unique boutiques, acclaimed restaurants, and a rich calendar of cultural events and festivals.



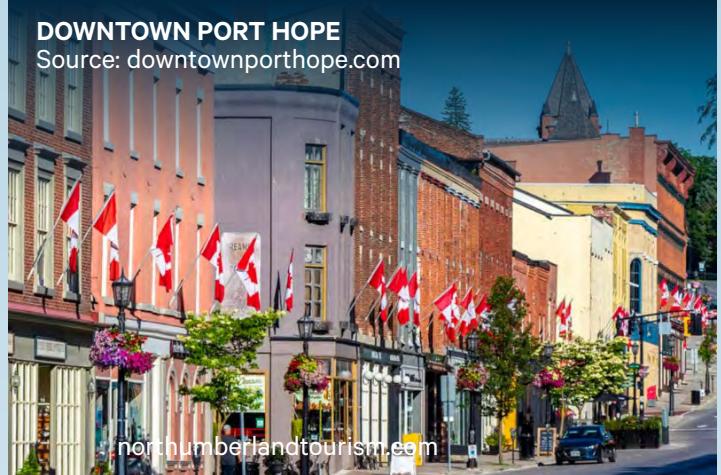
Comprehensive Community Amenities

Easy access to top-rated schools, modern healthcare facilities, and a diverse range of recreational programs for all ages and interests.



Exceptional Connectivity

Direct and quick access to Highway 401, facilitating effortless commutes to Toronto, Peterborough, and other key cities in the region.



DOWNTOWN PORT HOPE

Source: downtownporthope.com



THE GANARASKA RIVER

Source: northumberlandtourism.com



NORTHUMBERLAND COUNTY FOREST

Source: northumberlandtourism.com



GREAT LAKES WATERFRONT TRAIL

Source: northumberlandtourism.com

CONNECTED & CONVENIENT

Talbot Drive offers unparalleled connectivity to essential services, regional attractions, and employment hubs



Major Highways

Immediate access to Highway 401 ensures convenient travel east and west across Ontario.



Education

Located within reach of local schools and educational institutions, providing excellent options for families.



Recreation

Nearby parks, conservation areas, and community centers offer diverse recreational opportunities right at your doorstep.



Port Hope

LOCATION

RESTAURANTS

1. Olympus Burger *Award Wining*
2. Trattoria Gusto *Italian Cuisine*
3. Nookie's Soul Kitchen & Bar *Fine Dining*
4. Jim's Pizzeria *Local Favorite*
5. Dreamer's Cafe *Cozy Spot*
6. Subway
7. McDonald's
8. Arby's
9. Starbucks

SHOPS & SERVICES

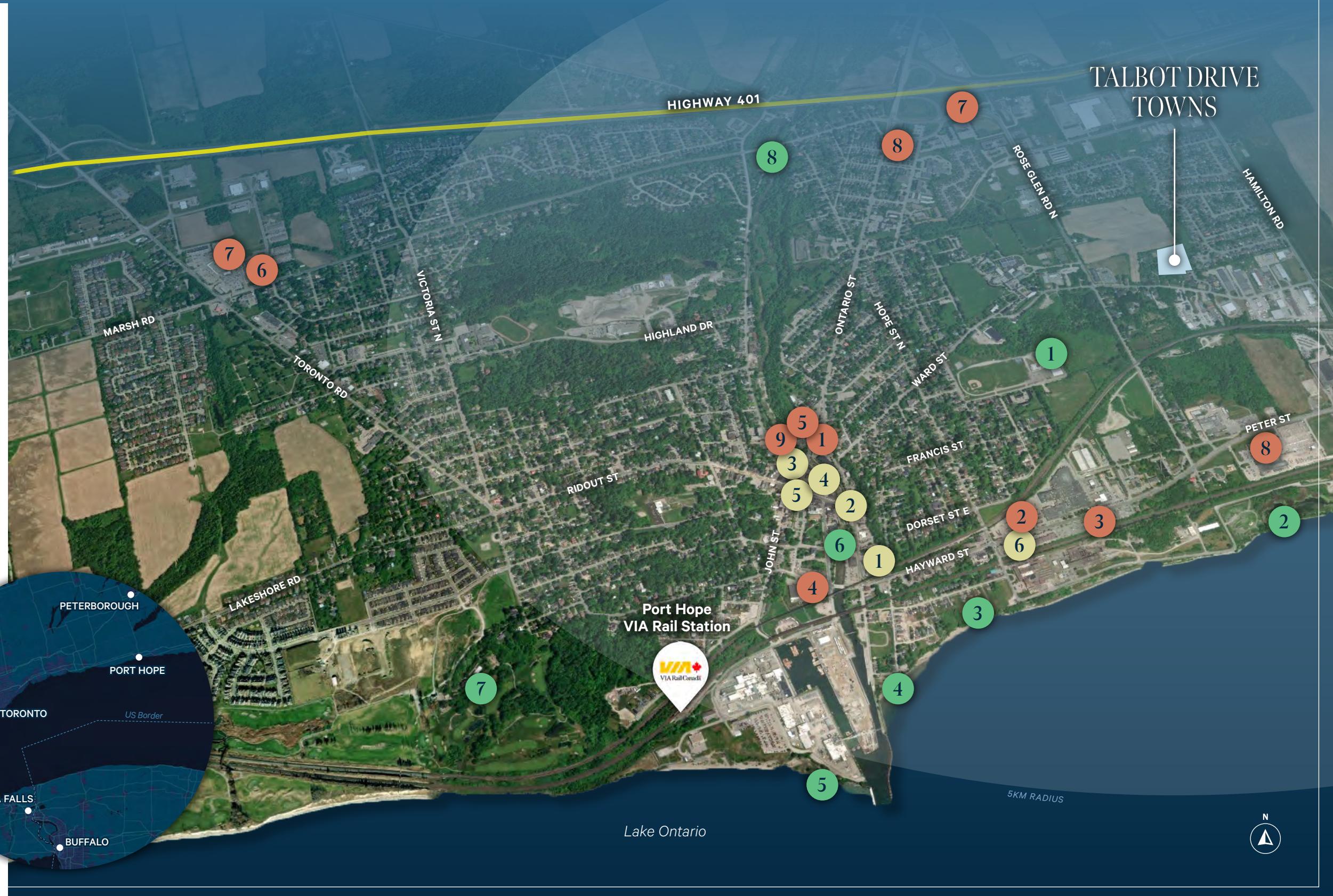
1. LCBO *Beer Store*
2. Food Basics *Grocery*
3. Giant Tiger *Grocery & Home*
4. Port Hope's Farmers Market
5. Pharmasave Port Hope *Pharmacy*
6. Loblaws *Grocery*
7. Shoppers Drug Mart *Pharmacy*
8. RONA

PARKS & RECREATION

1. Town Park Recreation Centre
2. Marsh Lookout
3. Waterfront Trail
4. East Beach
5. West Beach
6. Ganaraska River
7. Port Hope Golf & Country Club
8. Optimist Park

DRIVE DISTANCES

	Toronto (Downtown)	1 hr
	Pearson Int. Airport	1 hr 15 min
	Niagara Falls	1 hr 45 min
	US Border (Buffalo)	2 hrs
	Peterborough	40 min



Asking Price AVAILABLE UPON REQUEST

DUE DILIGENCE

A comprehensive suite of supporting materials for the Talbot Drive development is readily available in a confidential online property library. Prospective purchasers are required to complete a Confidentiality Agreement (CA) to gain secure access to this detailed documentation.

KEY DUE DILIGENCE DOCUMENTS INCLUDE

- Subdivision Agreement (executed March 1, 2021)
- Draft Plan and associated Conditions of Draft Plan Approval
- Approved Engineering Design Drawings (Civil, Streetlight, Landscape)
- Preliminary Geotechnical Investigation Letter Report
- DFO Request for Review and Additional Information
- Detailed Servicing Plan & Road Profile
- Overall Grading Plan
- Comprehensive Works Cost Estimates (Schedule "I")
- Cost Recovery Schedule for Oversized Infrastructure (Schedule "O")
- Utilities Coordination Plan

[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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