

CARON & DAVID

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CLARENCE-ROCKLAND, ON



LARGE-SCALE DEVELOPMENT OPPORTUNITY SPANNING OVER 317 ACRES, WITH THE MAJORITY OF THE LANDS LOCATED WITHIN THE URBAN BOUNDARY

The Offering

CBRE's Land Services Group is pleased to offer for sale a landmark development opportunity for ±317 acres, divided into three parcels, at Caron Street and David Street in the City of Clarence-Rockland (known as the "Site" or "Property"). The majority of the Site is within the existing urban boundary and is designated for a mix of low, medium and high density residential as well as commercial, community uses and open spaces and parks, allowing a purchaser to provide a meaningful contribution to the City's future growth. At the corner of Caron Street and Baseline Road, approximately 51 acres are located outside of the existing urban boundary, providing a long-term investment opportunity.

Based on the current designations, the majority of the Site permits the development of a range of residential built forms and densities that will contribute to the City's existing house stock. Located within the Rockland Expansion Lands Secondary Plan area, the vendor has submitted an Official Plan Amendment (OPA) to amend portions of the existing street network and natural heritage system network, thereby also amending the location of the existing land uses. It is anticipated that the OPA will be approved in Spring 2026, at which point a purchaser could submit a Zoning By-Law Amendment (ZBLA) and Draft Plan of Subdivision. Please note that although no formal Draft Plan application has been submitted, the vendor has had conceptual plans drafted for the lands within the urban boundary, showing up to 2,840 units in total being accommodated on the Site. Please refer to page 6 and 7 for more information.

The offering represents an exciting opportunity for a large-scale development that allows a purchaser to submit plans based on their own preference and design for the new community.



Investment Highlights:



LANDMARK DEVELOPMENT AND INVESTMENT OPPORTUNITY

Being just over ±317 acres in total, the offering represents a large-scale development opportunity that allows for the development of a new and complete community given the mix of residential uses as well as commercial, community uses and parks.



IDEAL DEMOGRAPHIC PROFILE AND TRENDS

Within a 3km radius of the Site, the population is expected to increase more than 10% in the next 5 years. In addition more than 74% of the existing residents own their own home and have an average household income that is more than 10% higher than all of Clarence-Rockland (SiteWise, 2025).



SITUATED IN A THRIVING COMMUNITY

Situated along the Ottawa River, Clarence-Rockland provides small town charm with the convenience and benefit of being connected to Ottawa. The City has a thriving downtown and has an abundance of local and urban amenities to service the existing and future residents.

Property Information

PIN(S): 690550145, 690550183, 690550023

SITE AREA: ±317.3 ac (±128.4 ha)

- Parcel 1: ±177.9 ac (±72 ha)
- Parcel 2: ±101.4 ac (±41 ha)
- Parcel 3: ±38 ac (±15.4 ha)

FRONTAGE: ±1,257 ft. along Baseline Road, ±4,872 ft. along Caron Street (non-contiguous) and ± 1,987 ft. along David Street (non-contiguous)

EXISTING CONDITIONS: Largely vacant and unimproved, with a barn on Parcels 1 and 2.

OFFICIAL PLAN: The Site is subject to the policies of two Official Plans; the Official Plan of the United Counties of Prescott and Russell (the 'County OP') and the City of Clarence-Rockland Official Plan (the 'City OP'). Under the County OP, the Site is designated as 'Urban Policy Area', areas intended for diversified, mixed-use communities. Under the City OP, the Site is designated 'Low Density, Medium Density and High Density Residential, Commercial, Community Facilities, Major Open Space and Environmental Protection Area'.

ZONING: SSA (Special Study Area) and AG (General Agricultural), Zoning By-law 2016-10

ENVIRONMENTAL: An Environmental Impact Statement (EIS) was prepared by GEMTEC Consulting Engineers and Scientists Limited in July 2025. Please refer to the data room for more information.

SITE SERVICING & EXTERNAL WORK: Prior to development, the City of Clarence-Rockland will be required to implement capacity upgrades. Currently, water is available both on Caron Street and David Road, a sanitary forcemain is capped on Caron Street at David Road, ready for the connection of the subdivision forcemain. Internal storm sewers will discharge to a new stormwater management facility proposed to be located at the eastern limit of the Site, near the Clarence-Creek Municipal Drain, the ultimate outlet for the area. Please note that the cost to front end the servicing of the entire Site is approximately \$30M; however, this is to be determined by a purchaser. The Property is being sold on an as-is where-is basis.

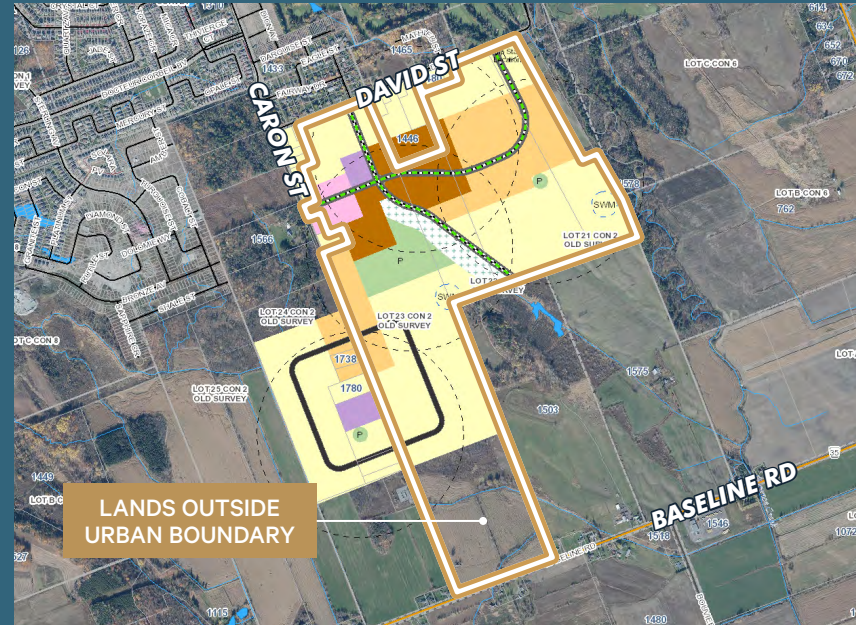
COST SHARING: The Site is not subject to any cost sharing.



City of Clarence – Rockland Official Plan

LEGEND:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Community Facilities
- Environmental
- Open Space/Parkland

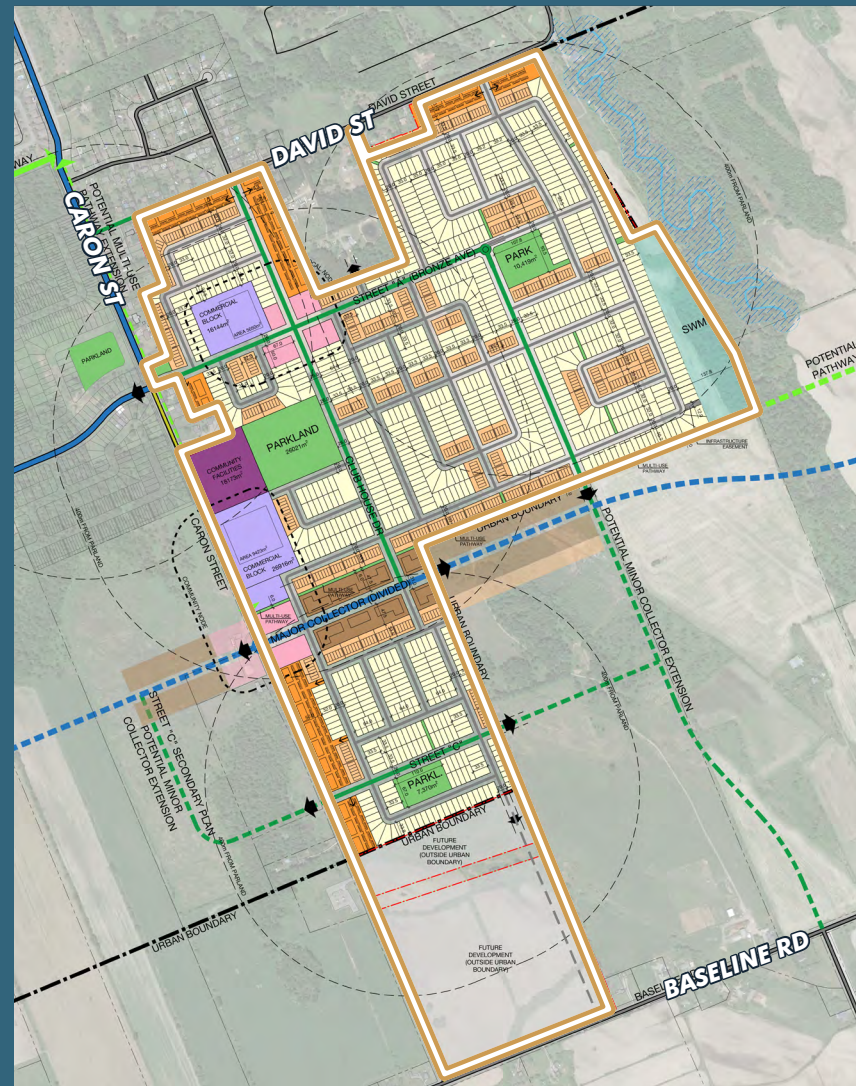


Dated August 2024

Concept Plan

LEGEND:

- Low Density Residential
- Medium Density Residential
- High Density Residential - 100 unit/ha
- High Density Residential - 125 unit/ha
- High Density Mixed-Use - 125 unit/ha
- Community Facilities
- Community Blocks
- 30m Buffer from Creek
- Water Course / Creek
- Stormwater Management Pond
- Parkland Dedication
- Property Line
- Urban Boundary
- Existing Major Collector
- Proposed Major Collector
- Potential Major Collector Extension
- Existing Minor Collector
- Proposed Minor Collector
- Potential Minor Collector Extension
- Existing Rural Arterial
- Existing Local Street
- Proposed Local Street



Prepared by: FOTENN Planning + Design (November 2024)

Planning and Land Use

OFFICIAL PLAN

By way of background, in 2015, the United Counties of Prescott and Russell Official Plan (the 'County OP') identified a localized shortage of residential lands within Clarence-Rockland. To address this shortage, in 2017, the Expansion Lands Secondary Plan (ELSP) was initiated covering approximately 330 acres, of which the Site makes up almost the entirety. Upon completion, Official Plan Amendment 13 (OPA 13) was adopted by the City in October 2019, adding the ELSP lands to the City Official Plan (the 'City OP').

Under the City OP, which includes the ELSP, the Site is designated as part of the Urban Area, with approximately 51 acres at the southernmost portion of the Site located outside the Urban Area (Agricultural Policy Area under the County OP). The OP envisions a mix of land use designations for the lands including Low Density Residential, at a density of 16-35 UPH (6-14 UPA), permitting detached, semi-detached, doubles and duplex housing forms, Medium Density Residential, at a density of 35-55 UPH (14-22 UPA), permitting semi, duplex, linked, townhouse, three-unit and group home housing forms, High Density Residential, at a density of 55-125 UPH (22-51 UPA), permitting townhouse, back-to-back, stacked, apartment and group home housing forms. Additional designations include Commercial, Community Facilities, Major Open Space and Environmental Protection Area.

In July 2025, a Secondary Plan Amendment (OPA) was submitted for the Site, proposing to modify the street network, land use designations and NHS network. In keeping with the OP, the Amendment sought to permit a mixed-use subdivision consisting of low, medium and high-density dwellings, high density mixed-use buildings, community facilities, commercial blocks and parks.

As part of the OPA, Fotenn has prepared conceptual plans showing the potential development layout and approximate yield on the lands within the urban boundary. Please refer to the concept plan on page 6. The proposed development breakdown shows approximately 2,840 units in total being accommodated on Site, of which 1,160 are single and semi-detached units, 530 are traditional townhouse units, 650 are stacked townhouse units and 500 units are within 2 apartment buildings.

ZONING

The Site is currently zoned Special Study Area (SSA) and General Agricultural (AG) under Zoning By-law 2016-10. The SSA zone is intended to be rezoned to be developed or redeveloped in accordance with a Secondary Plan. As the SSA zone only permits existing uses, a Zoning By-law Amendment (ZBLA) would be required to implement Urban Area land use designations. A ZBLA would also be required to permit future development of the lands outside the Urban Area.

Market and Location

The Property is ideally situated within the growing east end of the City, where there has been an increase in development from prominent local and Ottawa-based developers. Home to four elementary schools, two high schools, numerous parks, and the Cultural and Recreational Complex, Clarence-Rockland provides the perfect community for families and retirees alike. Located within this growing community, the Property provides a significant opportunity for a purchaser to capitalize on the growth and momentum of the area.

Several prominent local and Ottawa area developers have launched multiple projects nearby with further phases coming from Brigil, eQ Homes, Spacebuilders, and Landric. These projects continue to deliver a mix of detached singles, towns, bungalows, as well as rental apartments. With several hundred residential units recently completed, under construction, or planned, Clarence-Rockland is experiencing a boom in housing starts and population growth. Average single detached pricing has increased year over year from \$566,581 (2021) to \$774,833 (2025), representing a 37% increase.¹

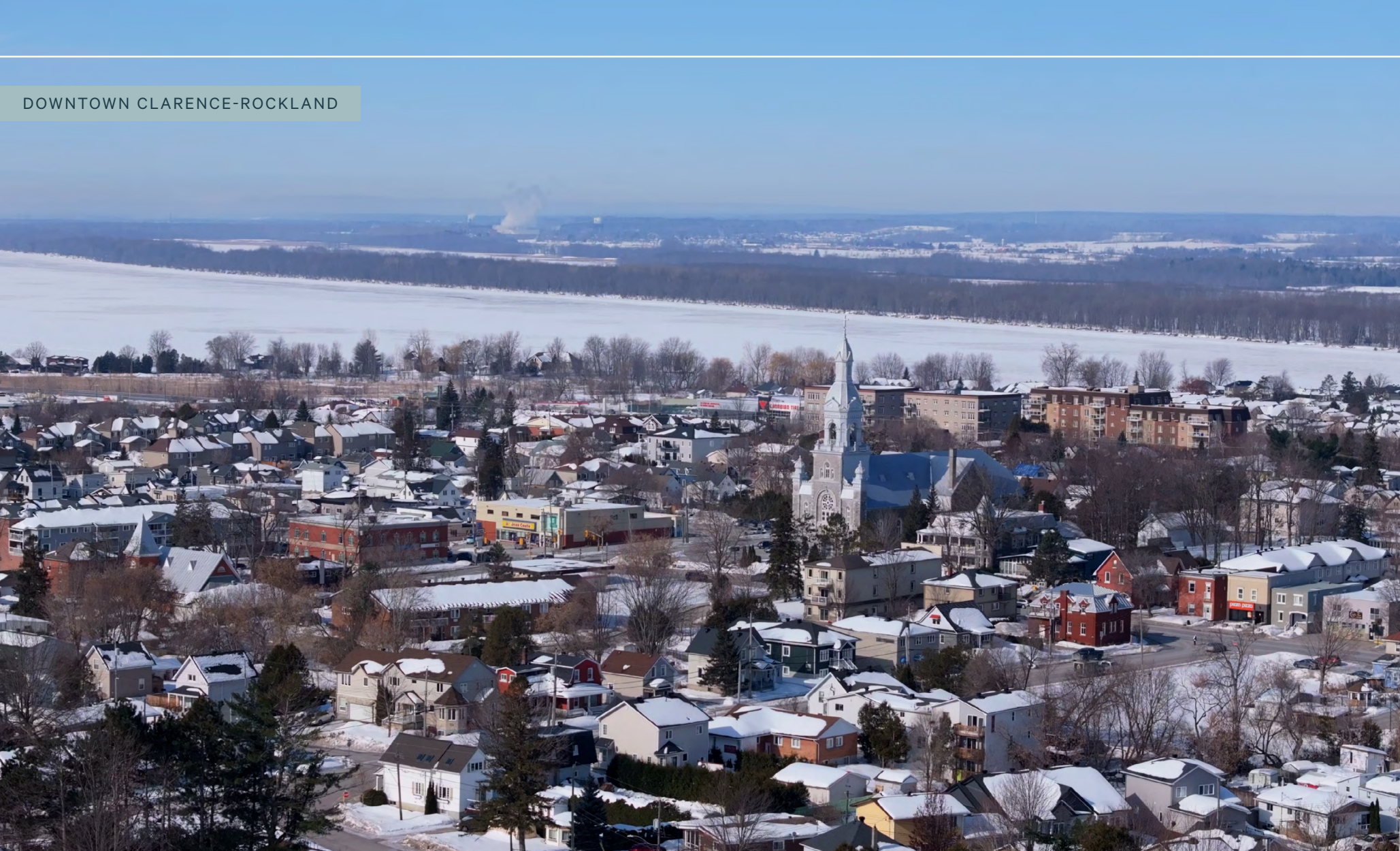
Located near existing retail, recreational facilities, schools, and the Rockland Golf Club, the Property is well situated in this marketplace to make a significant impact.

ABOUT CLARENCE-ROCKLAND, ON

The City of Clarence-Rockland is located within the United Counties of Prescott and Russell, situated along the south shore of the Ottawa River approximately 30 kilometers east of the City of Ottawa. Home to 26,500 residents, the City is one of the fastest growing communities in Eastern Ontario.

The City enjoys convenient regional transportation via Highway 17, and is a 10-minute drive to the suburban community of Orleans in eastern Ottawa. With continued rapid population growth, Clarence-Rockland has completed significant capital investments in municipal infrastructure and community facilities to enhance local services. The City is a net labour exporter, with a portion of the City's population engaged in the workforce throughout the National Capital Region. The proximity to Ottawa remains a major driver of population growth, which has led to continued growth in the retail, healthcare, education and public service sectors.

¹source: CMHC, 2026



DOWNTOWN CLARENCE-ROCKLAND

CLARENCE-ROCKLAND YMCA

SMARTCENTRES ROCKLAND

Nearby Amenities

RECREATION

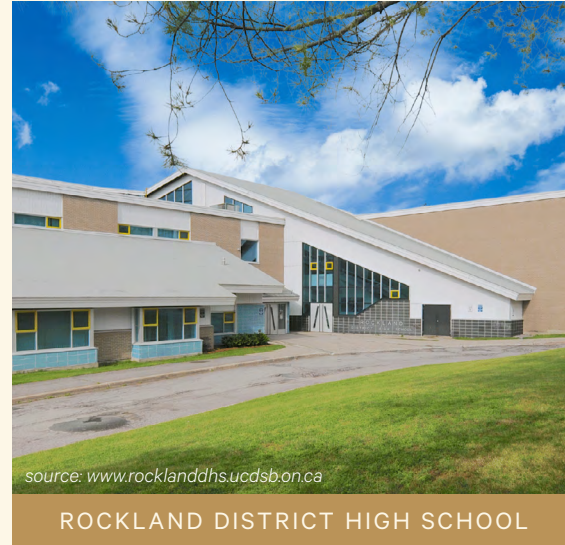
1. Rockland Golf Club
2. Deschamps Park
3. Alian-Potvin Park
4. Clarence-Rockland YMCA
5. Clarence-Rockland Arena
6. Du Moulin Park

INSTITUTIONAL

1. Rockland District High School
2. Carrefour Jeunesse Public Elementary and Secondary School
3. Rockland Public School
4. Holy Trinity Catholic Elementary School
5. Clarence-Rockland Public Library
6. St. Patrick Catholic School

RETAIL

1. Giant Tiger
2. Food Basics
3. Canadian Tire
4. Shoppers Drug Mart
5. LCBO
6. Walmart Supercentre



Offering Process

CBRE's Land Services Group has been retained to seek offers for the disposition of the ±317 acres located at Caron St & David St (the "Property" or "Site") in Clarence-Rockland, ON. The Property is being offered for sale on an unpriced basis. For additional details including the offer submission date, please reach out to one of the advisors.

CONFIDENTIALITY AGREEMENT:

Potential purchasers that require access to the Document Centre must complete a CA and return it to: lsggta@cbre.com

[CLICK TO SIGN CA](#)

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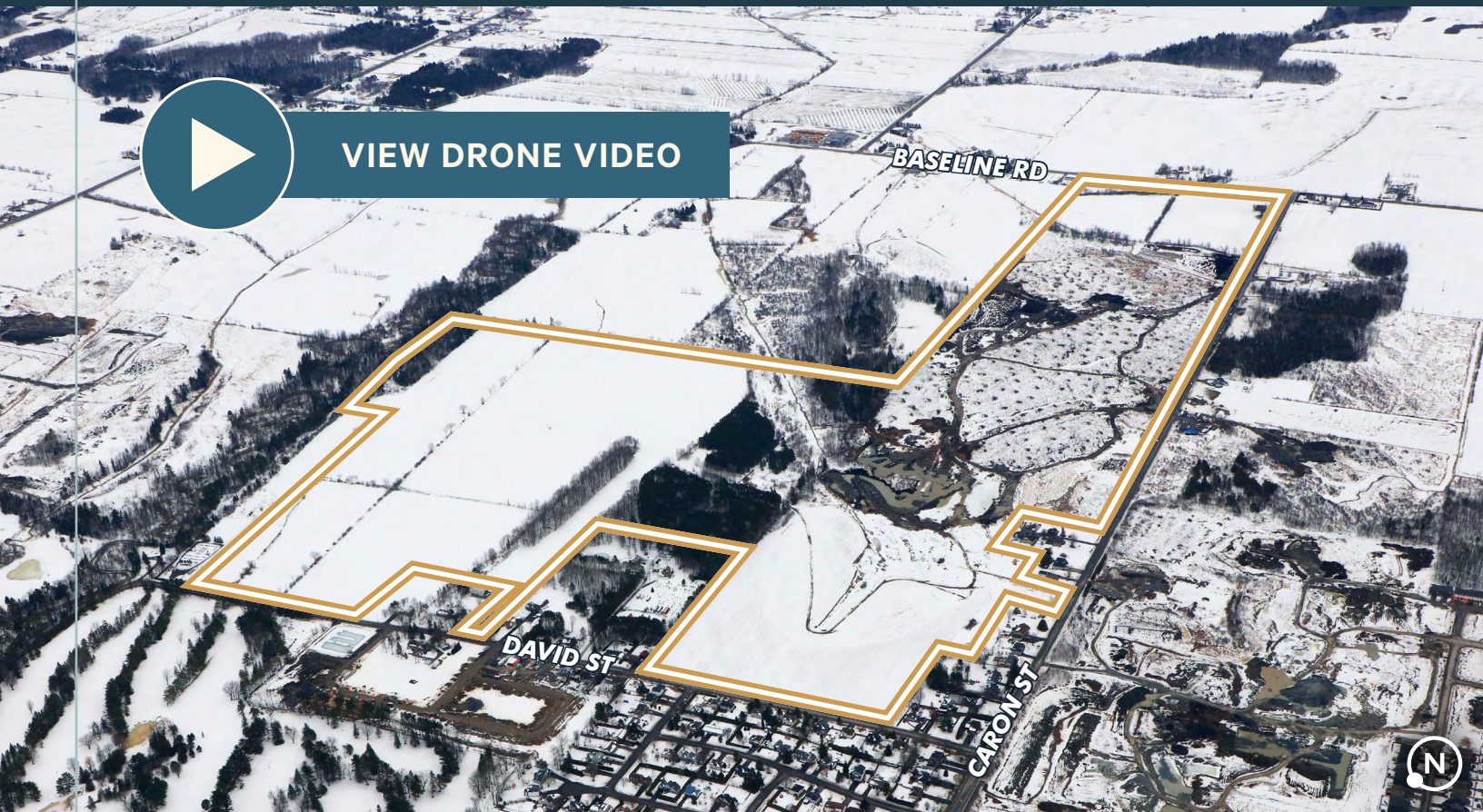
*Sales Representative **Broker | All outlines are approximate

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[VIEW DRONE VIDEO](#)



OFFER SUBMISSION DATE TO BE ANNOUNCED