



For Sale in Peterborough



VIRTUAL
TOUR

Lift Lock Golf Club & Canoe Village

±171 Acres including Draft Plan Approval for 696 units at Canoe Village

Lennard:

Brad Warren**, Senior VP
416.435.0900
bwarren@lennard.com

Stephen Connell*, Senior VP
416.721.1018
sconnell@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

lennard.com

*Sales Representative **Broker | Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

City of Peterborough

A prosperous city, distinctive in its natural beauty, cultural heritage and strong sense of community. Peterborough is located in South Eastern Ontario, on the northeastern edge of the Greater Golden Horseshoe and is part of the Oak Ridges Moraine. This places the city 125 kilometres northeast of Toronto and about 270 kilometres southwest of Ottawa. In addition to being accessible by car, the city is also accessible by boat, through the Trent Severn Waterway, as well as by air, at the Peterborough Airport, and by trail with the use of the Trans Canada Trail.



Lift Lock Golf Club & Canoe Village

Opportunity

Situated in the east side of the City of Peterborough, this is a premiere residential development opportunity within the city's urban boundary. Steps from the scenic Lift Lock on the Trent-Severn Waterway, this offering features 2 distinct properties (4 PINs):

1. The income producing Lift Lock Golf Club with views of the Trent Canal and future development opportunity on the north side, and
2. 108 acres with Draft Plan Approval for 696 residential units.

Easy access to Hwy 115 and 407, beside the city's historic Lift Lock, and a short walk to Downtown Peterborough with its many amenities.

Executive Summary

	Golf Course	Canoe Village		
Description	2320 Ashburnham Drive	2159 Old Norwood Road	510 Maniece Avenue	516 Maniece Avenue
Acreage	±63.95	±108.48	±1.11	±2.62
Owner	ZSM DEVELOPMENT GROUP INC	2531430 ONTARIO LTD.		
Legal Description	OTONABEE CON 12 PT LOT 29 PLAN 1A PT BLKS V AND W	PART LOTS 29 & 30 CONCESSION 12 OTONABEE, BEING PART 1 ON PLAN 45R16984 CITY OF PETERBOROUGH	PT LT 29 CON 12 OTONABEE PT 2 45R4685 ; S/T S14296 OTONABEE-S MONAGHAN	PT LT 29 CON 12 OTONABEE PT 1 45R4685 ; S/T S14296 OTONABEE-S MONAGHAN
Taxes (2023)	\$15,147.03	\$15,684.09	\$738.07	\$1,014.85
PIN	281590005	281590079	281590022	281590021



Brad Warren**, Senior Vice President
416.435.0900
bwarren@lennard.com

Stephen Connell*, Senior Vice President
416.721.1018
sconnell@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

lennard.com

Canoe Village at Lock 21



Total Lot Size

±108.31 acres

Location

Situated in the east side of the City of Peterborough, this is a Draft Plan Approved residential development opportunity beside the city's historic Lift Lock, and a short walk to Downtown Peterborough with its many amenities.

Opportunity

Lennard Commercial Realty is pleased to present 108.31 acres of prime land within the City of Peterborough's urban boundary. One of the last remaining undeveloped properties in this rapidly growing city. Conveniently located just a 10-minute walk to downtown, this property is a close to the new location of The Canadian Canoe Museum. It is surrounded by the scenic views of the Trent Severn Waterway and Lift Lock Golf Club. The land is Draft Approved for 696 units (498 singles, 48 residential townhomes, 150 mixed use). With the Highway 407 extension to Highway 115 now open, the travel time to the GTA has been greatly reduced.

Investment Highlights

- Draft Plan Approved for 696 units
- 3.6 acres of commercial retail/mixed use included in approved Draft Plan fronting on Television Road
- Neighbouring Peterborough's scenic and historic Lift Lock, Trent Severn Waterway, and Lift Lock Golf Club
- Easy access to Highway 115 and 407

Planning Status

- Draft-Approved, and approval expires October 2027.
- Third Engineering Submission: Filed, including a comprehensive analysis of crossing options, with a preferred crossing approach accepted via a culvert.
- Hydro One will require cost sharing to deal with relocation of a few poles along Television Road to secure road entrance.
- Grading could start immediately following either a site alteration permit or preliminary grading approval for Phase 1 land and ancillary lands (i.e. roads, etc.).

Lennard:

Brad Warren**, Senior Vice President
416.435.0900
bwarren@lennard.com

Stephen Connell*, Senior Vice President
416.721.1018
sconnell@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

lennard.com

-2°C | Monday Feb 24
Sponsored by NORTHSTAR BETS

THE PETERBOROUGH EXAMINER

Newsletters Andrea

Home Local Ontario Canada Politics World Opinion Life Sports Entertainment Business Obituaries Shopping and Services


Peterborough Region Communities Crime Council Topics Indigenous Local Public Notices Volunteer Opportunities

PETERBOROUGH REGION

'Major growth' expected with high-speed train stop in Peterborough, says mayor

The prime minister has committed federal funding to develop high-speed rail service from Toronto to Quebec, with a stop in Peterborough.

Updated Feb. 20, 2025 at 2:53 p.m. | Feb. 19, 2025 | 2 min read



Martin Imbleau, CEO of the Crown corporation working on the high-speed rail project, has said in the past that it would operate similar to France's Train à Grande Vitesse system, above.

JEAN-FRANCOIS MONIER AFP via Getty

By Joelle Kovach Reporter

Peterborough is about to become a powerful economic engine, predicts the mayor, now that the federal government has taken a "significant" step toward building a high-speed rail service between Toronto and Quebec City, with a stop in Peterborough.

"Look, this is the opportunity to make the Peterborough region become one of the major growth areas of Canada going forward," said Mayor Jeff Leal in an interview Wednesday.

High Speed Rail with stop in Peterborough announced

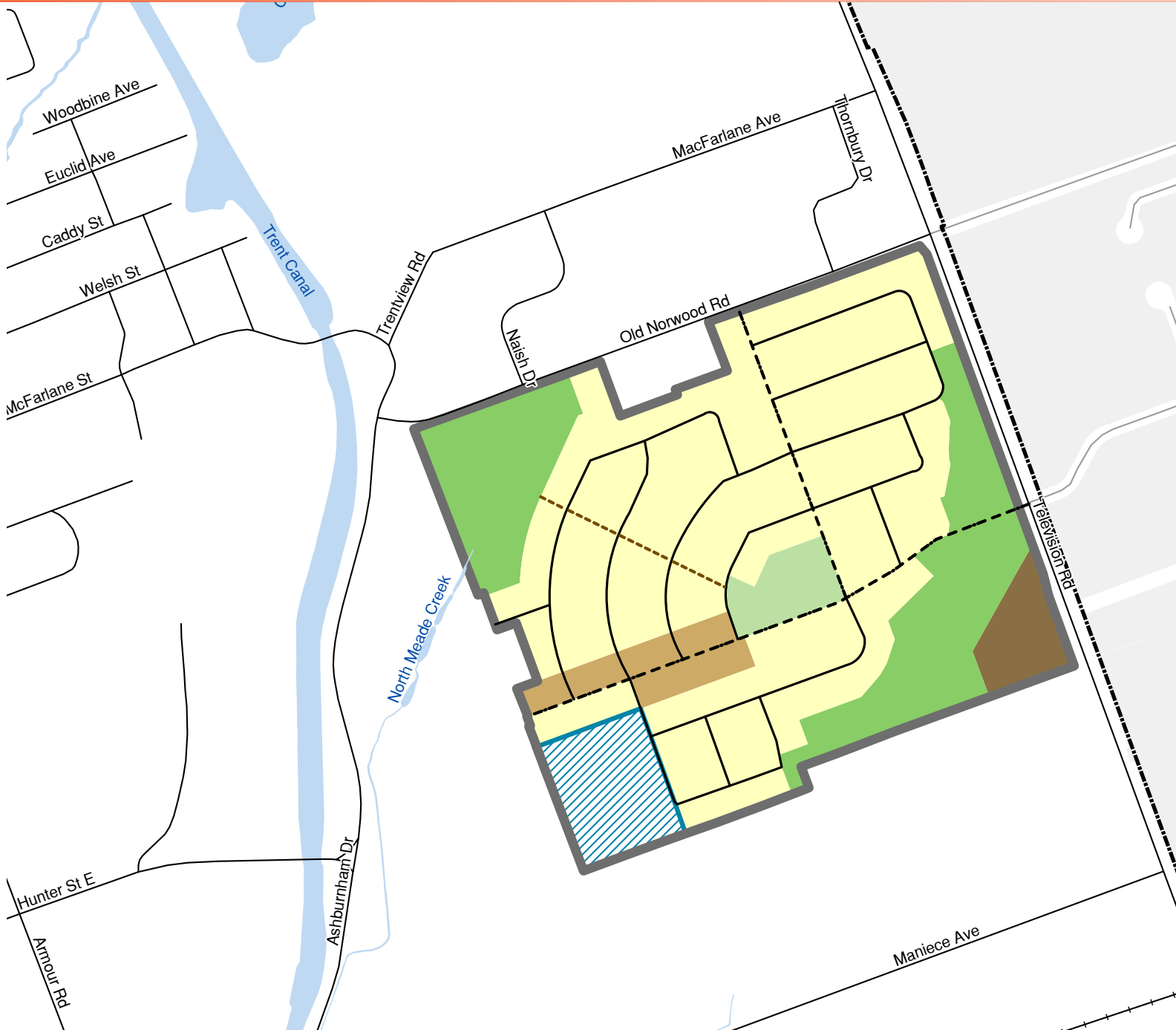
- **Route and Stops:** The rail line will span approximately 1,000 kilometers, with stops in Toronto, Peterborough, Ottawa, Montréal, Laval, Trois-Rivières, and Quebec City.
- **Speed and Travel Time:** Trains will reach speeds of up to 300 km/h reducing travel time between Montréal and Toronto to about three hours, effectively cutting current travel time in half.
- **Project Timeline and Investment:** The government has committed CAD 3.9 billion over six years to finalize project specifics, including station locations and network trajectory.
- The inclusion of a stop in Peterborough positions the city as a strategic hub along this major corridor. This development is anticipated to stimulate local economic growth, attract investments, and provide residents with efficient travel options to major urban centers. Enhanced connectivity may also lead to increased tourism and business opportunities, further integrating Peterborough into the regional economy.

Official Plan Schedule K

Liftlock Secondary Plan

**City of Peterborough
Official Plan
Schedule 'K'
Lift Lock
Secondary Plan**

- Municipal Boundary
- Plan Boundary
- Stormwater Management
- Railroad
- Collector
- Local
- Walkway
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Major Open Space
- Parkland

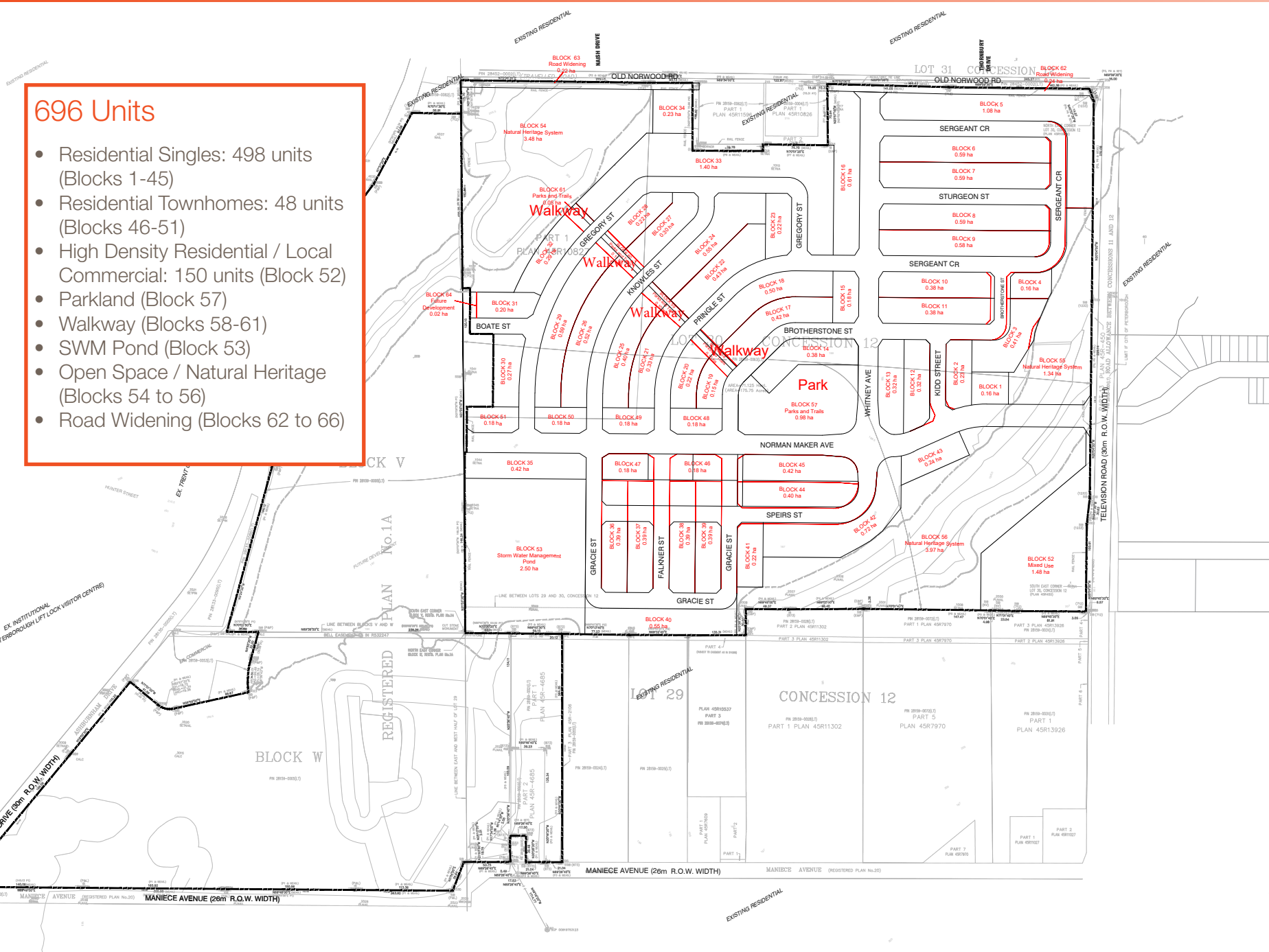


Current Draft Plan of Subdivision

Approval of this Redline Submission is expected Feb 2025

696 Units

- Residential Singles: 498 units (Blocks 1-45)
- Residential Townhomes: 48 units (Blocks 46-51)
- High Density Residential / Local Commercial: 150 units (Block 52)
- Parkland (Block 57)
- Walkway (Blocks 58-61)
- SWM Pond (Block 53)
- Open Space / Natural Heritage (Blocks 54 to 56)
- Road Widening (Blocks 62 to 66)



TITLE: DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF BLOCKS V AND W, REGISTERED PLAN NO. 1A AND PART OF 29 AND 30, CONCESSION 12, GEOGRAPHIC TOWNSHIP OF OTONABEE, NOW IN CITY OF PETERBOROUGH, COUNTY OF PETERBOROUGH

KEY PLAN:

REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT R.S.O. 1990.

(M) SEE PLAN	(N) SEE PLAN
(O) SEE PLAN	(P) MUNICIPAL SERVICES AVAILABLE
(Q) SEE KEY MAP	(R) SILTY / SANDY SOIL
(S) SEE SCHEDULE OF LAND USE	(T) SEE PLAN
(U) SEE PLAN	(V) MUNICIPAL SERVICES AVAILABLE
(W) SEE PLAN	(X) SEE PLAN

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY (S) SURVEYORS

DATE: _____ ORIGINAL SIGNED: _____

DATE: _____ ORIGINAL SIGNED: _____

OWNERS CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOROUGH

DATE: _____ ORIGINAL SIGNED: _____

DATE: _____ ORIGINAL SIGNED: _____

CANOE VILLAGE

APPROVAL STAMP:

ZSM DEVELOPMENT GROUP INC.

REVISIONS

No.	Description	Date	Int.
01			
02			
01			

PROJECT No.: 16383
DATE: August 2, 2024
SCALE: 1:2000
DRAFTED BY: EC CHECKED BY: _____
DRAWING No.: **DP-01**

BIGLIERI GROUP

Lift Lock Golf Course



Total Lot Size
±63.95 acres

Location

Situated in the east side of the City of Peterborough directly abutting the city's historic Lift Lock, and a short walk to Downtown Peterborough with its many amenities.

Opportunity

Established in 1960, the Lift Lock Golf Club is currently active with an executive 18-hole course, a 9-hole PAR 3 course, driving range, fully stocked pro shop and a restaurant and bar in the club house. Added to the Canoe Village offering, this land provides a wealth of opportunities for the development, both to add acreage to enlarge the project, and to provide scenic amenities to the community, with the extensive frontage along the Trent Severn Waterway.

Investment Highlights

- Golf course and buildings are leased to user/occupier. Lease term expires June 30, 2026, carefree to the Landlord.
- Annual Rent: \$53,000 + HST + repayment of property taxes (±\$15,150 in 2023).
- Buyer could explore reducing course to 9-hole to free up developable land on northern side of the property.

Planning Status

- The City is projecting a realignment of Ashburnham Road which will require expropriation of some land in this parcel. Timing TBD. See next page for the plan preferred by the City (not yet finalized)

Lennard:

Brad Warren**, Senior Vice President
416.435.0900
bwarren@lennard.com

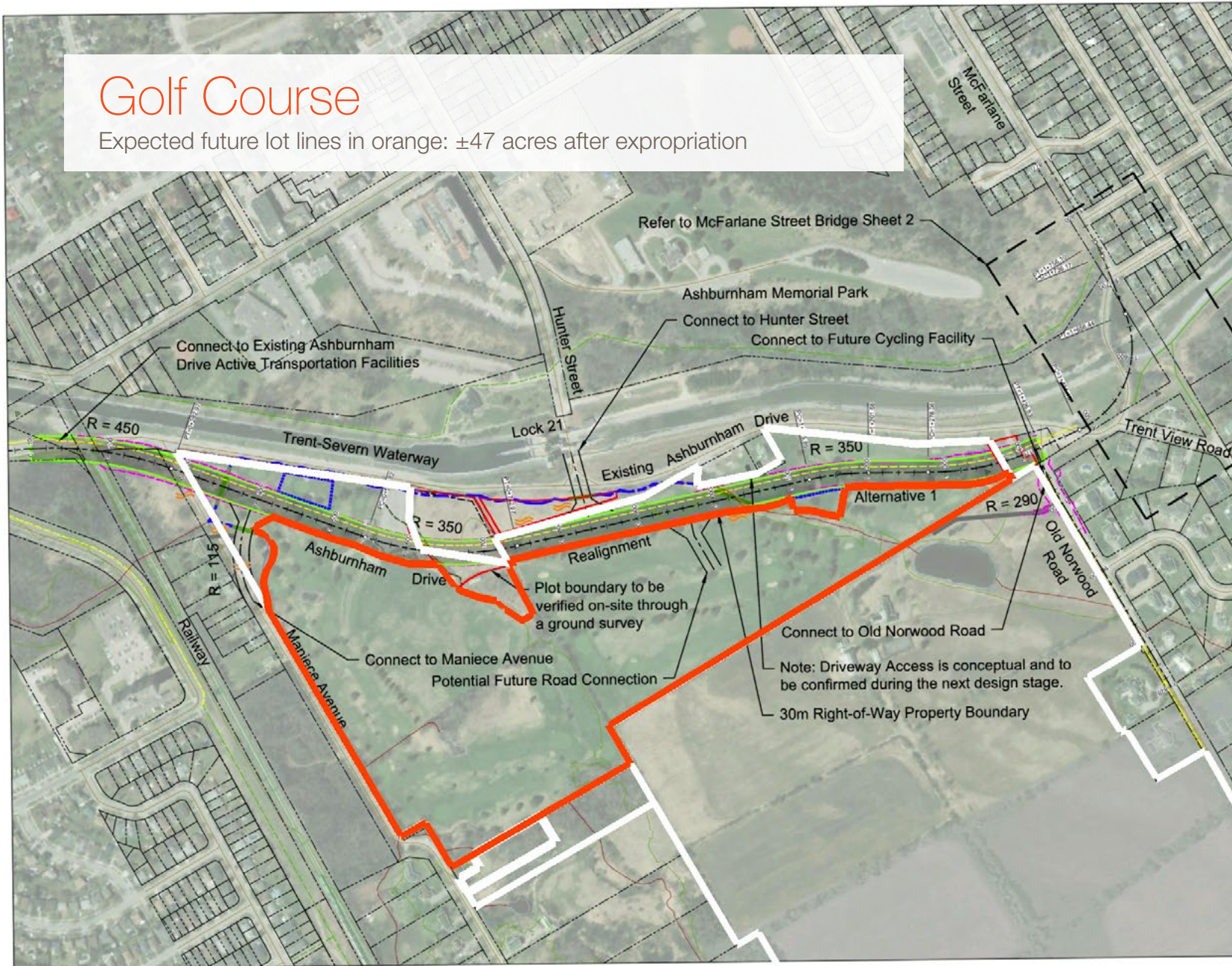
Stephen Connell*, Senior Vice President
416.721.1018
sconnell@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

lennard.com

Golf Course

Expected future lot lines in orange: ±47 acres after expropriation



- Legend**
- Proposed Road Centerline
 - Proposed Alignment Option
 - Proposed Conceptual Grading Limit
 - Proposed Driveway Connection
 - Proposed Creek Naturalization
 - Proposed Culvert
 - Proposed Stormwater Management Facility
 - Potential Cut/Fill Compensation Area
 - Existing Road Centerline
 - Existing Multi-Use Trail
 - Future Multi-Use Trail
 - Existing Cycling Facility
 - Future Cycling Facility
 - Property Line
 - Watercourse/Water Body
 - Floodplain
 - Railway
 - Building Footprint
 - Watercourse Impact
 - Potential Property Acquisition
See notes 1 and 2

- Notes**
1. Property impacts to be confirmed. Potential grading limits and configuration of stormwater management features are subject to change.
 2. Alignments and roadway connections are conceptual and subject to change with design refinement and stakeholder input.
 3. Right-of-Way cross section details to be confirmed through further evolution and stakeholder input. Right-of-Way area shown does not indicate pavement width.
 4. The posted speed limit on Ashburnham Drive is anticipated to be 40 km/h.
 5. Existing and future Multi-Use Trails and Cycling Facilities are drawn approximately as per the Peterborough Cycling Master Plan - Ultimate Cycling Network figure. The configuration of Active Transportation Facilities will be confirmed during the next stages of the Study.
 6. Creek naturalization, stormwater management pond block, and outfall compensation areas are conceptual and subject to change with design refinement and stakeholder input.

Client/Project
 City of Peterborough

Ashburnham Drive Realignment M.C.E.A.
 Recommended Alternative (Alternative 1)
 Peterborough, Ontario

Project	1605 0003		
Drawing No.	Sheet	Revision	
160540003-A 4-01	1 of 2	0	

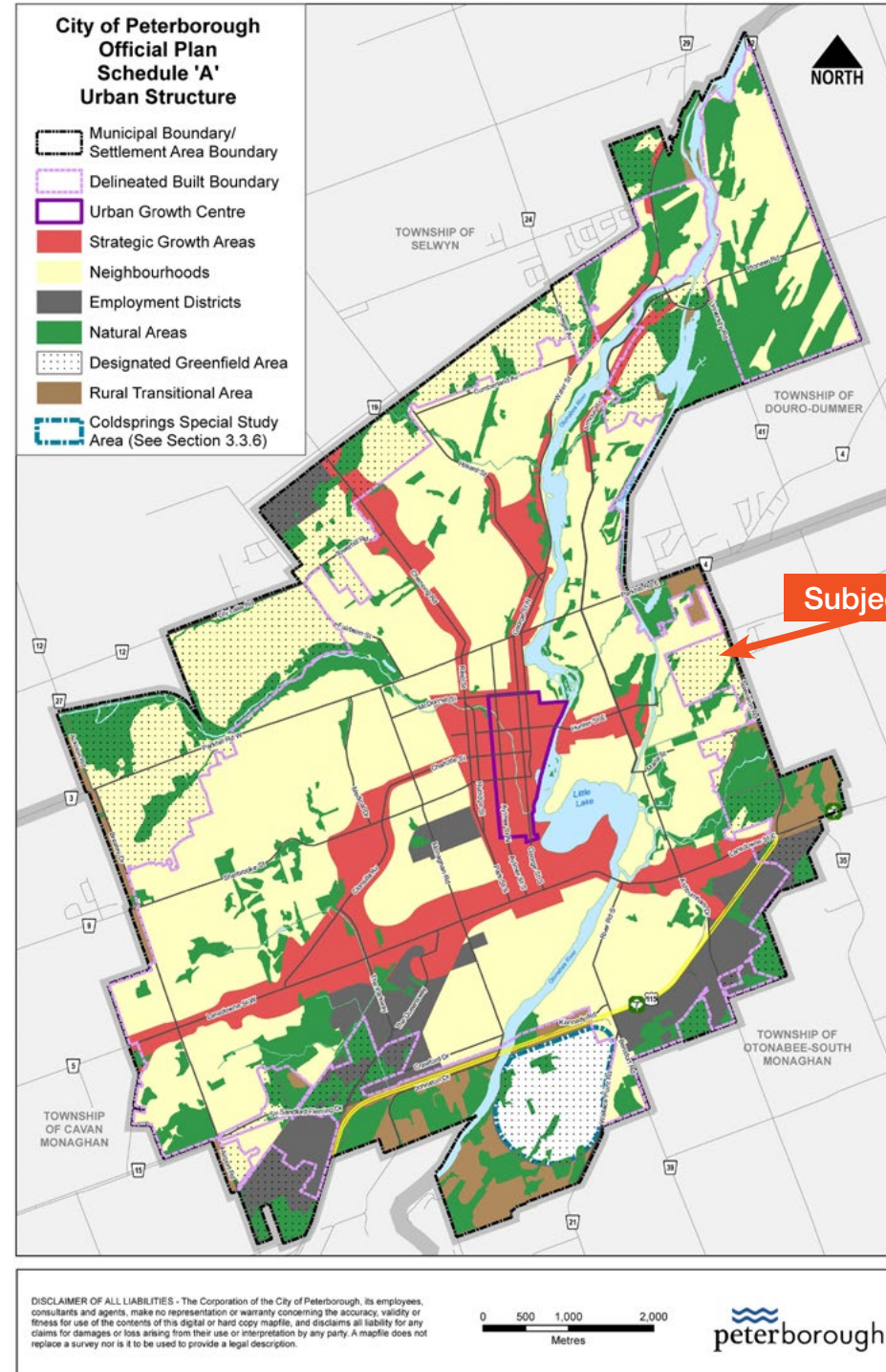
An aerial photograph of a golf course and surrounding residential area. A white outline delineates a large section of the property, including a golf course on the left and several large rectangular plots on the right. A yellow circle in the upper left corner contains the text 'Liftlock Golf Club & Canoe Village'. A road, 'Ashburnham Dr', is visible on the left side, curving around the golf course. A white text box at the bottom right contains the text 'Approximate lot lines, with preferred realignment of Ashburnham Drive'.

Liftlock Golf
Club & Canoe
Village

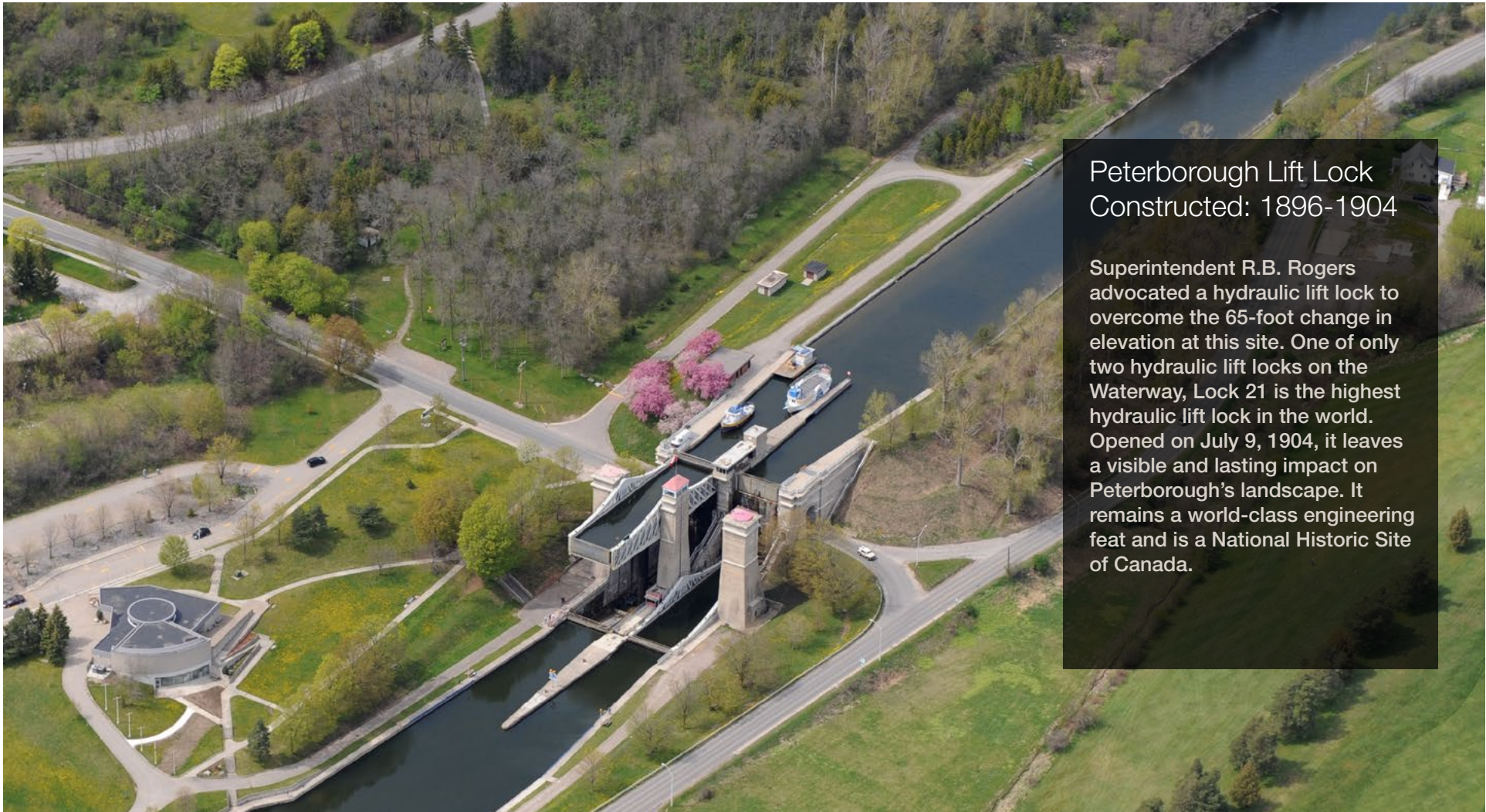
Ashburnham Dr

Approximate lot lines, with preferred
realignment of Ashburnham Drive

Official Plan Map - Urban Structure



A short and scenic walk from the Urban Growth Centre (downtown). According to the 2023 Official Plan, the city is expected to grow from a population of 83,000 in 2016 to a projected population of 125,000 in 2051. Density is going to be an important factor for all future development, with existing Draft Approval providing a distinct advantage to this offering.



Peterborough Lift Lock Constructed: 1896-1904

Superintendent R.B. Rogers advocated a hydraulic lift lock to overcome the 65-foot change in elevation at this site. One of only two hydraulic lift locks on the Waterway, Lock 21 is the highest hydraulic lift lock in the world. Opened on July 9, 1904, it leaves a visible and lasting impact on Peterborough's landscape. It remains a world-class engineering feat and is a National Historic Site of Canada.

Lennard:

Brad Warren**, Senior Vice President
416.435.0900
bwarren@lennard.com

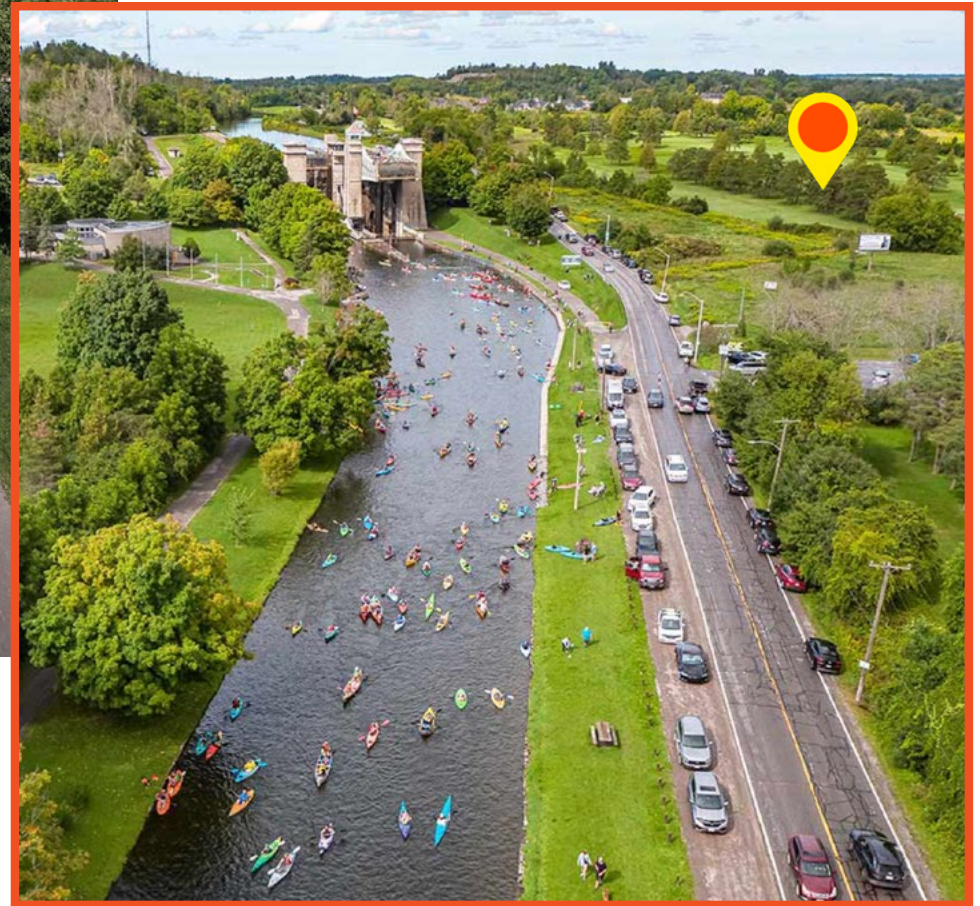
Stephen Connell*, Senior Vice President
416.721.1018
sconnell@lennard.com

Andrea Warren*
647.234.0566
awarren@lennard.com

lennard.com



Lift Lock Golf Club & Canoe Village



Annual "Lock & Paddle"

Hundreds of canoes and kayakers paddle from Little Lake through the Lift Lock.

Lennard:

lennard.com

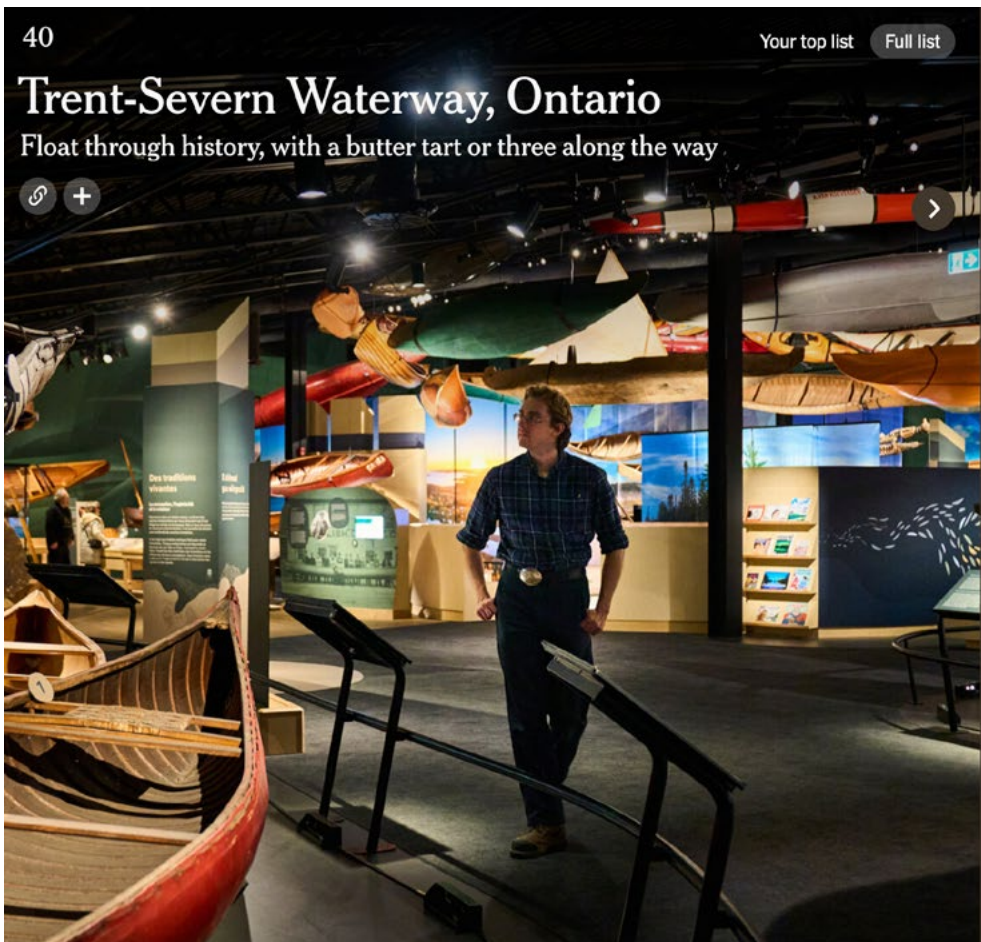


The Trent-Severn Waterway was listed in the New York Times' "[52 Places To Go in 2025](#)" article. The Canadian Canoe Museum is honoured to be named alongside neighbouring attractions on The Trent-Severn Waterway!

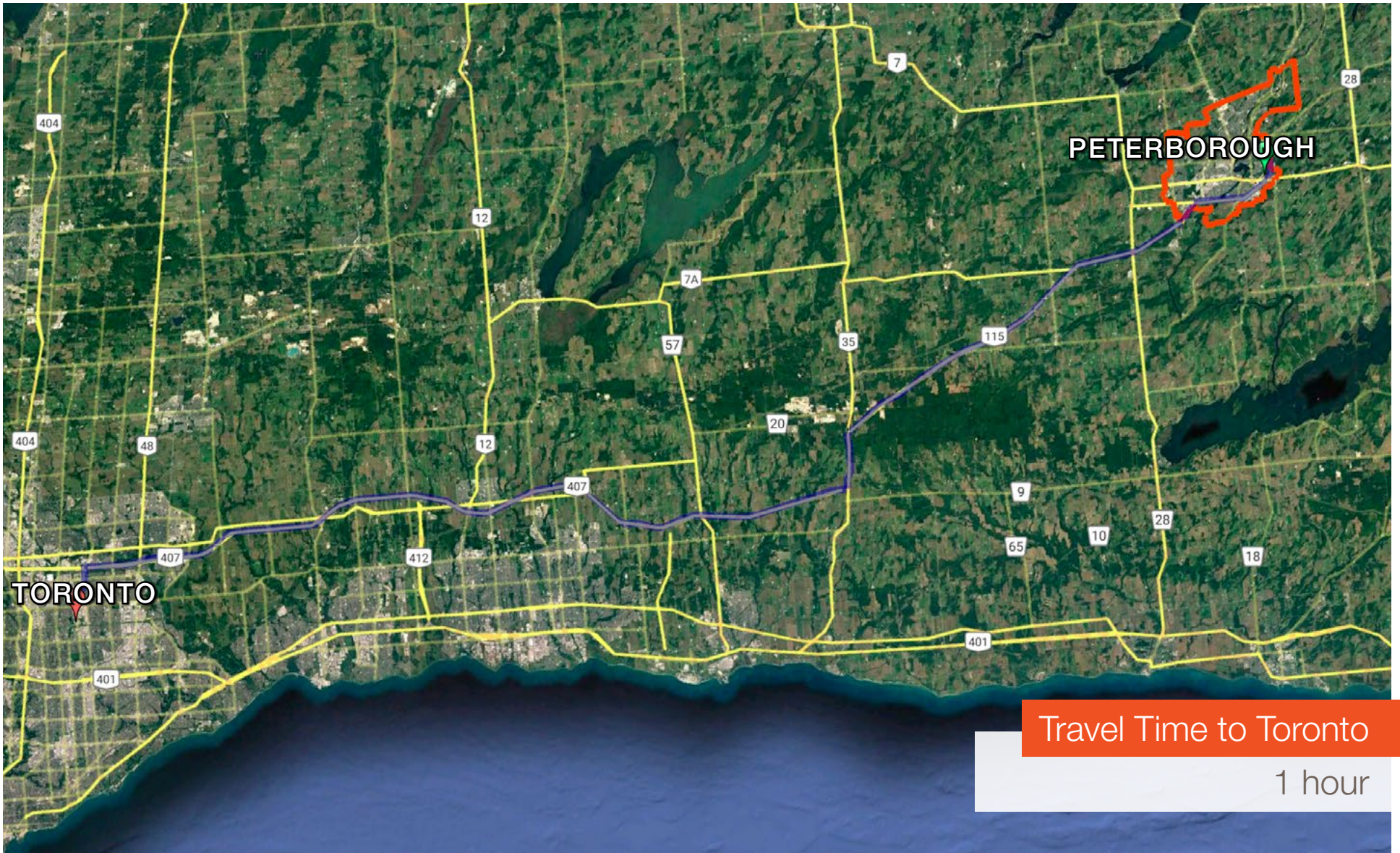
40 Your top list Full list

Trent-Severn Waterway, Ontario

Float through history, with a butter tart or three along the way



The 240-mile [Trent-Severn Waterway](#), a system of rivers, lakes and canals that winds from one end of Ontario to the other, flows amid rustic villages, woodlands and waterfalls, connecting Lake Ontario to Georgian Bay. This is the year to go: The Trent-Severn is experiencing a renaissance, with the new 65,000-square-foot lakefront [Canadian Canoe Museum](#), the largest collection of canoes, kayaks and paddled watercraft in the world. The museum exhibits styles from across Canada — showcasing them in a curved building inspired by, yes, the canoe — and honors the vessel's Indigenous legacy. The waterway is also undergoing a [multiyear revitalization project](#), which includes retrofitting its monumental hydraulic lift locks, among the highest in the world. The boat rental company [Le Boat](#), in the renovated Horseshoe Bay Marina, has expanded its self-drive cruising opportunities and routes. The new, family-owned [100 Acre Brewing Co.](#) pours brews like the floral Monarch saison, named after the butterflies that migrate through Ontario each year. BeaverTails, anyone? Sample the sugar-topped specialty, along with butter tarts and other goodies, on a self-guided [culinary route](#). — *AnneLise Sorensen*



Lennard: