

FOR SALE **HIGHLAND DRIVE LANDS**

Wingham, North Huron, Ontario



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**CUSHMAN &
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AGENCY & INTRODUCTION

Cushman & Wakefield Waterloo have been retained as exclusive advisor (collectively “C&W” or the “Advisor”) to Alvarez & Marsal Canada Inc. as Court-Appointed Monitor (the “the Monitor”) of Wingham Creek A2A Developments Inc., to seek offers to purchase the redevelopment lands opportunity located at Highland Drive, Wingham, North Huron, Ontario (the “Prop-

Contents

This Information Package (“IP”) 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 Monitor, 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.]

Confidentiality

By accepting this IP, prospective purchasers agree to hold and treat this IP and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this IP or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Monitor and C&W. This IP shall not be copied, reproduced or distributed, in whole or in part, to any other person or party except as may be required for internal retention or legal compliance purposes. All inquiries regarding this opportunity should be directed to C&W, who is acting as broker for the Monitor, in its capacity as Court-Appointed Monitor of Wingham Creek A2A Developments Inc.

Disclaimer

This IP 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 Monitor. This IP 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 IP is based has been obtained from various sources considered reliable. Neither the Monitor 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 Monitor and C&W expressly disclaim any and all liability for any errors or omissions in the IP 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 IP, is provided at any time, orally or otherwise, by the Monitor 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 IP, prospective purchasers acknowledge that the Monitor, in its capacity as Court-Appointed Monitor of Wingham Creek A2A Developments Inc., 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 Monitor 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 Monitor and C&W, including without limitation, the delivery of this IP, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, by accepting this IP prospective purchasers hereby agree to indemnify the Monitor 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 Monitor and C&W.

PROPERTY OVERVIEW

Strategic Southwestern Ontario Location

91-acre development site with zoning in place at the eastern edge of Wingham, offering strong regional connectivity and proximity to established residential and community amenities.

Located in the community of Wingham within Huron County, the property sits along the eastern shoreline region of Lake Huron, approximately 50 km northeast of Goderich, 114 km north of London, and 200 km northwest of Toronto. The lands are situated within the Settlement Area of the Township of North Huron, formed through municipal amalgamation in 2001.

Positioned at the eastern edge of Wingham, the approximately 91.11-acre property is currently utilized for agricultural purposes and is vacant of buildings or structures. The site benefits from frontage along Charles Street and Highland Drive, both municipally maintained roads. Surrounding uses include an established residential subdivision to the west, along with nearby commercial amenities and public schools.



Connected Small-Town Setting in Southwestern

Located in the community of Wingham within Huron County, the property benefits from a strategic position along the eastern shoreline region of Lake Huron. The site is approximately 50 km northeast of Goderich, 114 km north of London, and 200 km northwest of Toronto, providing strong regional connectivity while maintaining a small-town setting.

Situated within the Settlement Area of the Township of North Huron, the property is positioned at the eastern edge of Wingham and benefits from frontage along Charles Street and Highland Drive. The surrounding area features a mix of established residential neighbourhoods, schools, and local commercial amenities, supporting a well-rounded and accessible community environment.



PIN:	410470379
Total Gross Site Area:	90.909 ac /3959996.04 sf
Official Plan:	Residential and Natural Environment
Zoning:	Open Space Special Zone (OS-X), Medium Density Residential Special Holding Zone (R2-(h)-X), and Low Density Residential Special Holding Zone (R1-(h)-X)
Sale Price:	Unpriced

LOCATION OVERVIEW

This location offers an attractive balance of rural character and urban convenience, with growing demand for housing in secondary markets driven by affordability, lifestyle appeal, and connectivity to larger urban centres.



LAND USE POLICY

Zoning

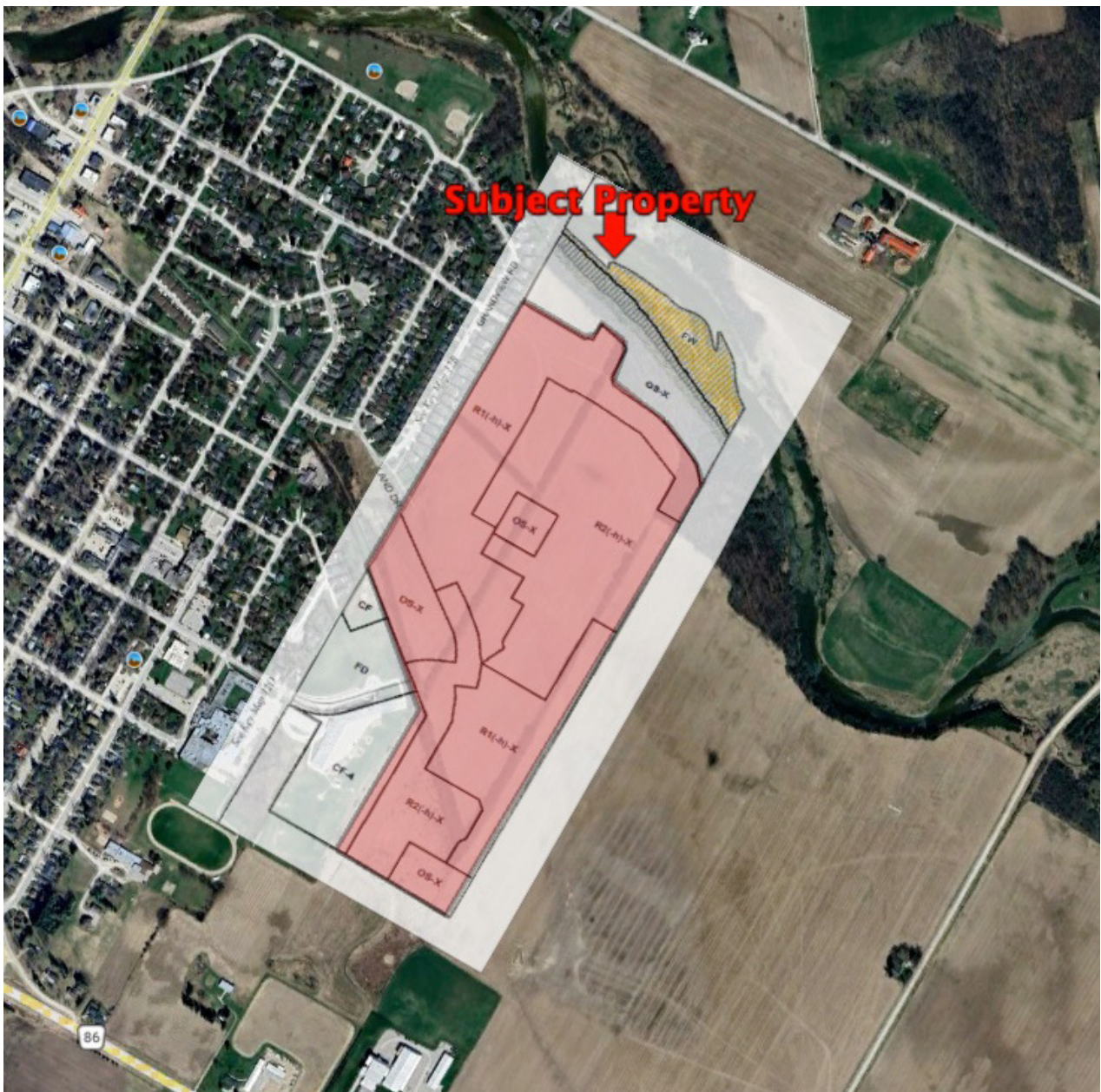
The property is zoned Open Space Special Zone (OS-X), Medium Density Residential Special Holding Zone (R2-(h)-X), and Low Density Residential Special Holding Zone (R1-(h)-X). These zones collectively permit a mix of residential development forms alongside open space uses.

R1-(h)-X (Low Density Residential – Holding) permits single-detached and similar low-density housing forms, subject to the removal of the holding provision.

R2-(h)-X (Medium Density Residential – Holding) permits medium-density forms such as semi-detached dwellings, townhouses, and other compatible residential uses, also subject to lifting the holding provision.

OS-X (Open Space Special Zone) accommodates parks, stormwater management facilities, and related recreational or environmental uses.

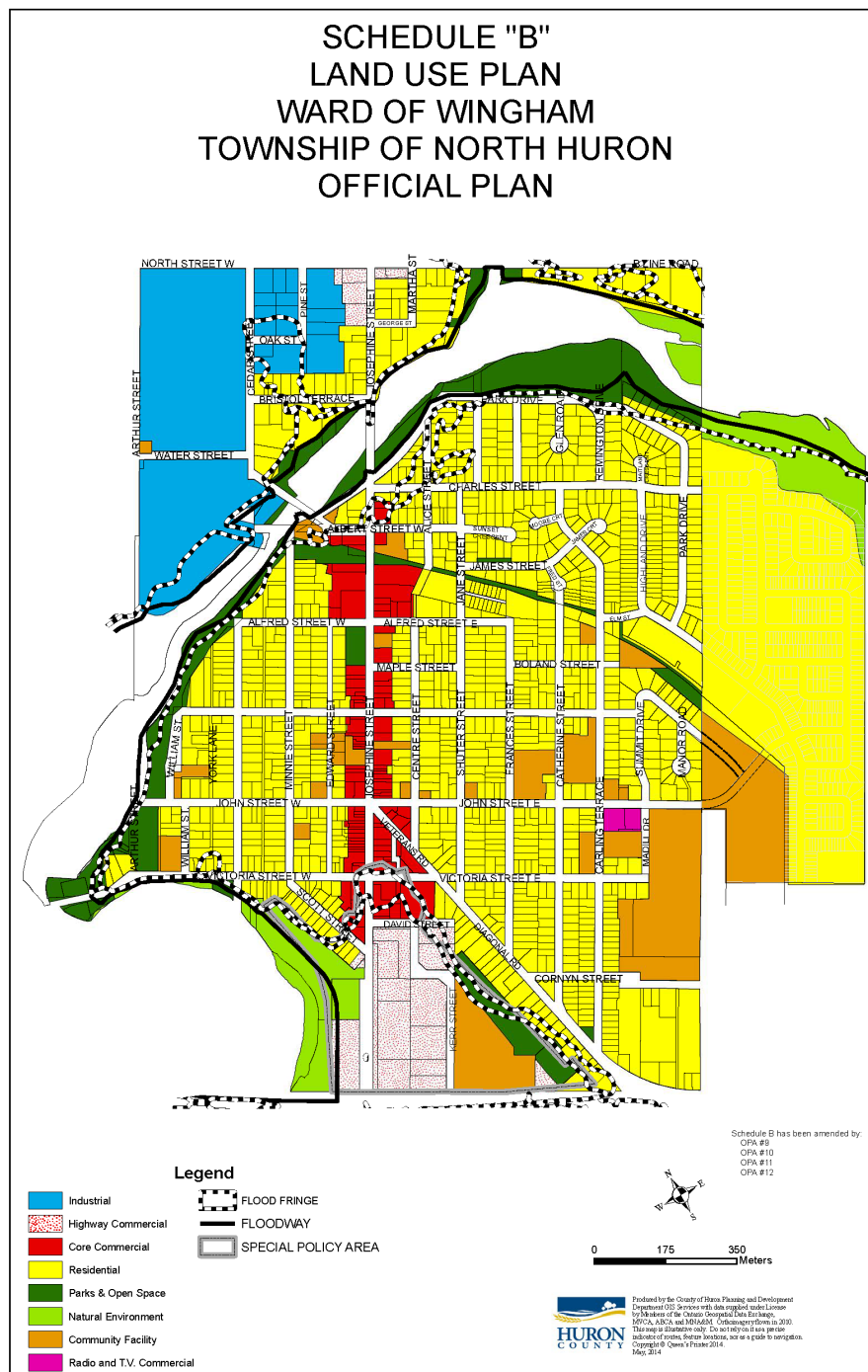
The holding (“h”) provisions are typically applied to ensure that specific conditions—such as servicing, infrastructure, or detailed planning approvals—are satisfied prior to development proceeding.



LAND USE POLICY

Official Plan

Under the Township of North Huron Official Plan, the subject lands are designated Residential and Parks & Open Space. The Residential designation is intended to accommodate a range of low- and medium-density housing forms, supporting complete neighbourhood development with access to schools, parks, and community amenities. The Parks & Open Space designation provides for recreational uses, natural features, and supporting green space, contributing to an integrated and livable community structure.



Highland Drive, Wingham, North Huron

SUBMISSION GUIDELINES

Cushman & Wakefield Waterloo Region Ltd., Brokerage has been retained by the Monitor as exclusive advisor ("Advisor") to seek proposals for the disposition of Highland Drive, Wingham, North Huron, Ontario. Interested parties will be required to execute and submit the Monitor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering, which may be accessed via a virtual data room ("Data Room").

Submissions

Submission of offers 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 Monitor. An Offer Submission Instruction Letter from the Monitor will be provided in the Data Room.

Offers are to be submitted to the Advisor at:

Stewart Campbell and Bob Vrenjak
Cushman & Wakefield Waterloo Region Ltd., Brokerage
401-4295 King St. East, Kitchener, ON N2P 0C6 | Canada

Confidentiality Agreement:

For access to data room, please use hyperlink to NDA and submit completed form to us.

[NDA](#)



CONTACT US

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