

FOR SALE | GOLF COURSE

SAWMILL CREEK GOLF RESORT & SPA

3790 LAKESHORE ROAD, CAMLACHIE, ON

CLOSE TO THE CITY, BUT A WORLD AWAY.

ASKING:

\$2,900,000

Vender financing available (OAC)

*Located just east of Bright's Grove in the Sarnia market,
one hour west of London, one hour north of Detroit, and
just a stone's throw from the beaches of Lake Huron.*



COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE
82 Lake Street | Suite 200
St. Catharines, ON | L2R 5X4
T: +1 905 354 7413

Mark Stevens | Sales Representative
St. Catharines
+1 905 329 0750

mark.stevens@colliers.com

Todd Crawford | Broker
St. Catharines
+1 905 321 4755

todd.crawford@colliers.com

THE OFFERING

VIEW ONLINE 

collierscanada.com/25482

This links style, 18-hole course includes a $\pm 22,000$ sq. ft. club house featuring a full day spa facility, 7 overnight guest suites, an extensive food, beverage & banquet facility, and fitness room. It also features an attractive outdoor salt water pool with its own lounging area and a separate Pro Shop facility overlooking the first hole.

The driving range, which is NOT INCLUDED in the offering, is to be severed by the current owner prior to closing. The lands are currently zoned for future home development on ± 9.88 acres. The site plan has been submitted to allow the development of the townhouses with permits anticipated by Fall 2018.



COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE



LOCATION

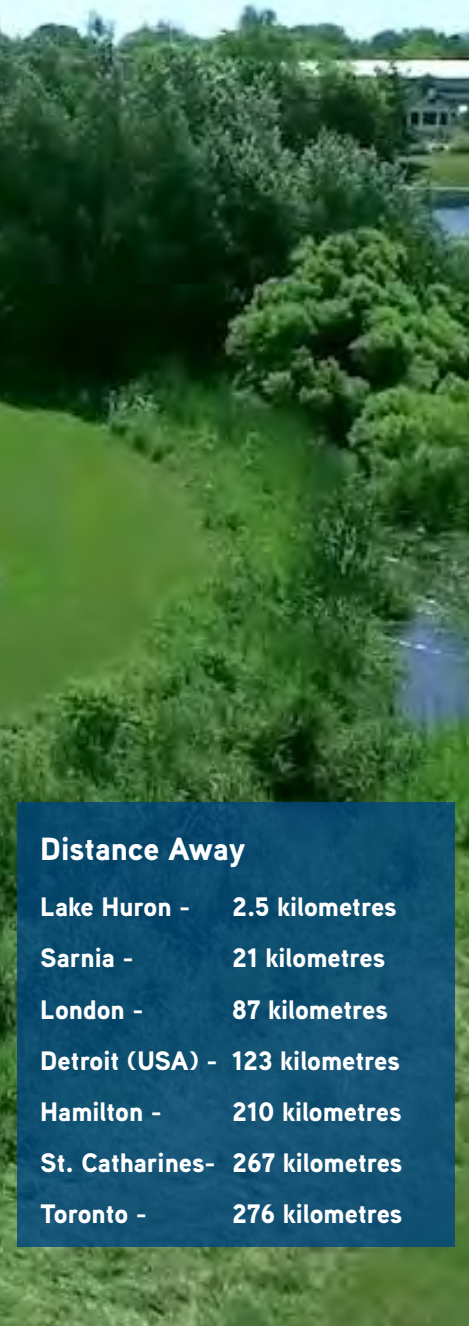
VIEW ONLINE 

collierscanada.com/25482

Civic/ Legal Address:	3790 Lakeshore Road, Camlachie NON 1E0
Location:	Northwest corner of the junction of Lakeshore Road & Egremont Road
Site Area (AC):	±106.58 Acres
Parking	±250 parking spaces
Zoning	C4, OS3 & H
Property Taxes	\$27,459.54 (2017)
Easements/ Rights of Way	Unregistered Rights of Hydro One Networks Inc., Lot 9, Concession 9, for 1 anchor(s) (P405008) Unregistered Rights of Hydro One Networks Inc., Lot 9, Concession 9, for 1 Pole(s), 2 anchor(s) and Occupation (P447681)
Municipal Services	The site contains all municipal services. Permit to Take Water 97-P-1069.

COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE





PLYMPTON-WYOMING

Plympton-Wyoming is comprised of lakefront, agricultural and urban properties, and offers a wide range of facilities and services to provide its residents a comfortable community in which to live and to work.

LOCAL AMENITIES

FOOD:

- Camlachie Food Market/ LCBO Agency Store
- Camlachie Feed

SERVICES:

- Camlachie Community Centre
- Camlachie Library
- Camlachie Post Office

NEARBY AMENITIES - SARNIA

(20-minute drive)

FOOD:

- Walmart Supercentre
- Superstore
- Starbucks
- Swiss Chalet
- Tim Horton's
- Dairy Queen
- Boston Pizza
- Pizza Pizza
- McDonald's
- Wendy's

SERVICES:

- Sarnia Intl. Airport
- TD Canada Trust
- Scotiabank

SHOPPING:

- Lambton Mall
- Canadian Tire
- Lowes
- Home Depot
- Best Buy
- SmartCentres

Distance Away

Lake Huron -	2.5 kilometres
Sarnia -	21 kilometres
London -	87 kilometres
Detroit (USA) -	123 kilometres
Hamilton -	210 kilometres
St. Catharines-	267 kilometres
Toronto -	276 kilometres

DEVELOPMENT LANDS



THE RESIDENCES OF SAWMILL CREEK - PHASE I (NOT INCLUDED IN THE SALE)

The Residences of Sawmill Creek provide a unique offering; an exclusive community with a focus on lifestyle, in a great location within the southwestern Ontario marketplace.

The community is nestled within Hole #10, a 409-yard dog leg left. Generous views of the golf course are available for select golf-side homes & for others through The Community Common, a gathering place adjacent to the golf course. Also set within the community is an English Country Garden, providing an intimate lushly landscaped oasis for many home sites. The community is surrounded by perimeter landscaping and fencing.

Sites vary, from single detached homes on freehold lots (a vacant land condominium) to manor homes, a series of attached homes (traditional condominium ownership) with a range of 1,329 square feet to 2,354 square feet to suit all preferences.

PHASE II & III: DEVELOPMENT LANDS (TO BE SOLD SEPARATELY)

Phase II & III development lands are not included in the sale and are to be severed by the current owner prior to closing.

Phase II and III consists of ± 9.88 acres and the townhome configuration consists of 84 garden home lots. Adequate areas have been provided for attractive landscaping in keeping with the standards of Phase I.

The lands are currently zoned and the site plan has been submitted to allow the development of the townhouses with permits anticipated by Fall 2018.



PHASE IV: FUTURE POTENTIAL RESIDENTIAL DEVELOPMENT

Phase IV can allow for the development of a further substantial number of lots. The golf course can be reduced to 12 holes or less for additional housing. The adjoining ±174 acre farm recently applied for and obtained an amendment to the Official Plan which now permits residential development (OPA 42). In discussions with the landowner, Golfvest Capital Partners has had their planners lay out two initial options to integrate the adjacent land holdings with the golf course.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

THE GOLF COURSE

VIEW ONLINE 

collierscanada.com/25482

Designed by Renee Muylaert and Doug Carrick, this 6,445 yard links course with four tee areas is designed to challenge all levels of player.

It is a well-manicured walkable terrain with fast-medium sized greens.

In recent years, Ontario golf championships such as the Royale Cup Junior, the Canadian Women's Mid-Amateur & Senior, the Ontario Bantam Boys, and the IG Ontario Juvenile Boys & Girls tourneys have been staged at Sawmill.

The fully automated watering system features a dual line enabling extensive watering of the playing areas. It is supported by six interconnected ponds holding near 10 million gallons.

65 Club Car electric carts are available for daily rental.



MEMBERSHIP RATES

Membership Plan	Price*
Eagle Flex (600 Credits)	\$ 1,100
Driving Range	\$ 300
Unlimited Intermediate (19-35)	\$ 1,400
Player's Club Loyalty Program	\$ 99
Unlimited	\$ 1,850
Social (Addl. Family member \$200)	\$ 500
Junior (Under 18)	\$ 400
Family	\$ 3,500
Junior (Add a Family Member)	\$ 350

**All prices plus tax & fees*

MARK STEVENS

Sales Representative

+1 905 329 0750

mark.stevens@colliers.com

TODD CRAWFORD

Broker

+1 905 321 4755

todd.crawford@colliers.com

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street, Suite 200
St. Catharines, ON L2R 5X4

+1 905 354 7413



www.collierscanada.com



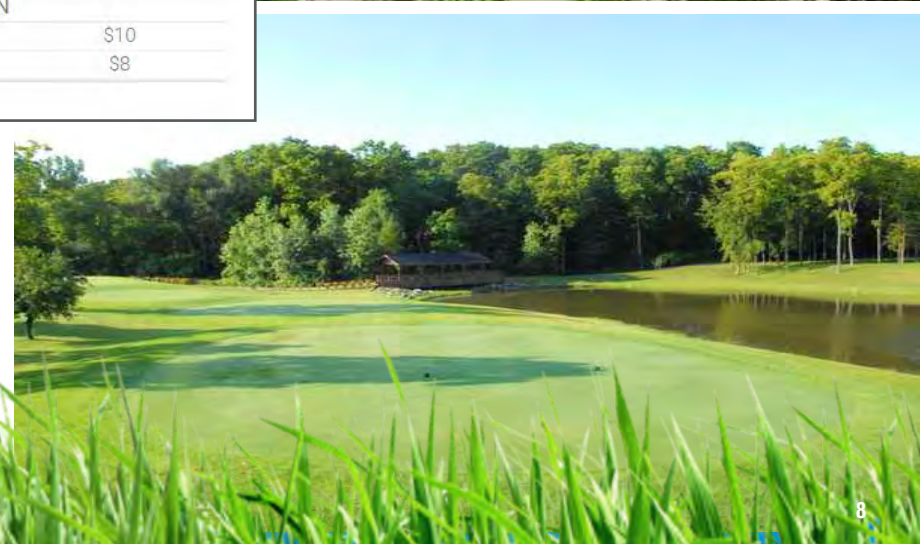
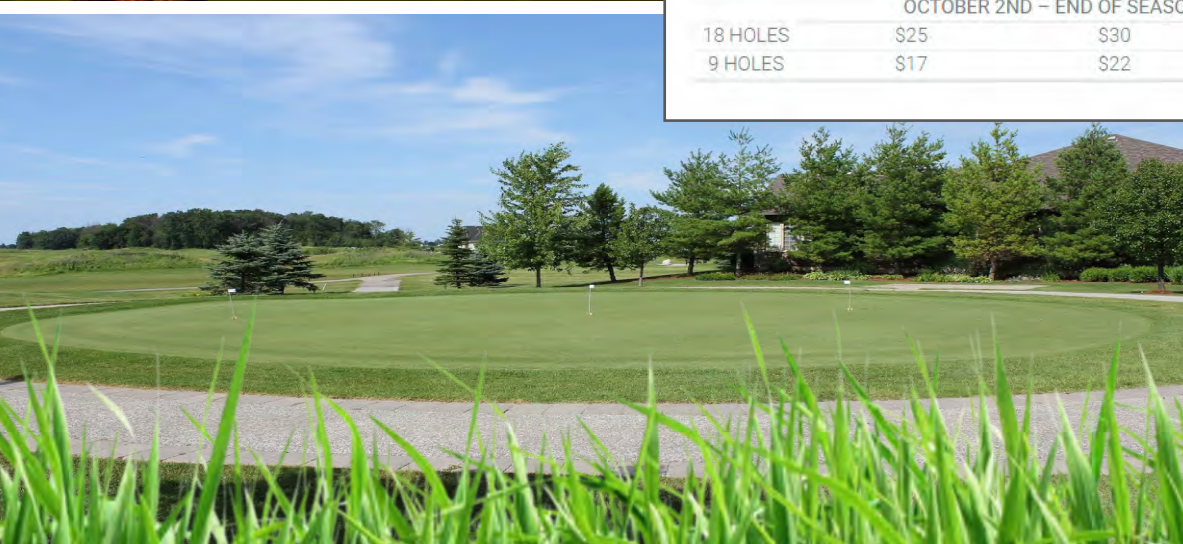
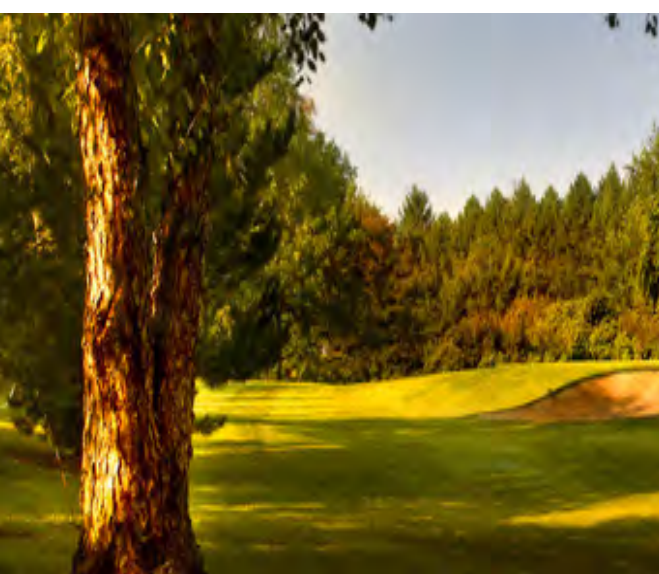
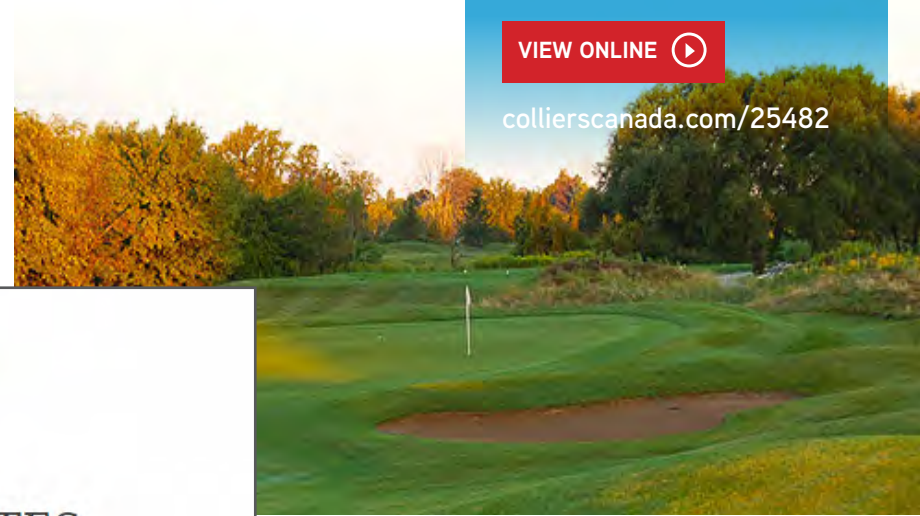
GREEN FEE RATES

The Sawmill Creek Golf Course is a semi-private golf course meaning you do not need to be a member to play Lambton County's premier links style golf course. Play our course and pay only green fees.

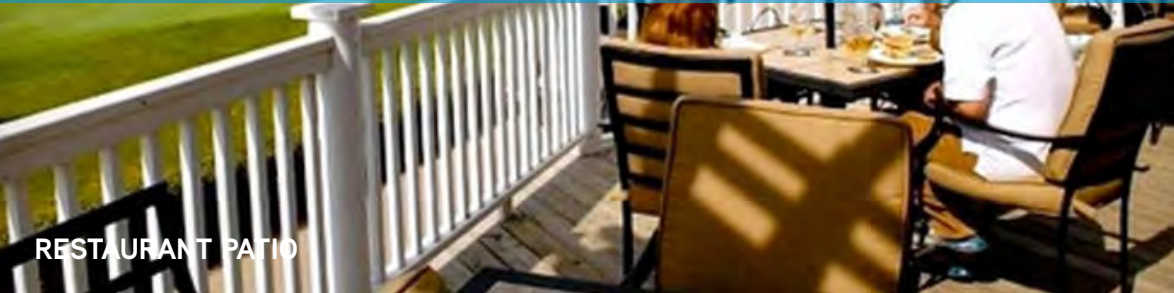
ENJOY OUR RECENTLY RENOVATED BUNKERS!

**All pricing excludes applicable taxes. Rates are subject to change without notice.*

	Monday-Thursday	Friday-Sunday	Carts Per Person
OPENING – MAY 14TH			
18 HOLES	\$30	\$35	\$15
9 HOLES	\$17	\$22	\$8
MAY 15TH – OCTOBER 1ST			
18 HOLES	\$37	\$45	\$17
9 HOLES	\$20	\$25	\$10
OCTOBER 2ND – END OF SEASON			
18 HOLES	\$25	\$30	\$10
9 HOLES	\$17	\$22	\$8



THE BUILDINGS



RESTAURANT PATIO

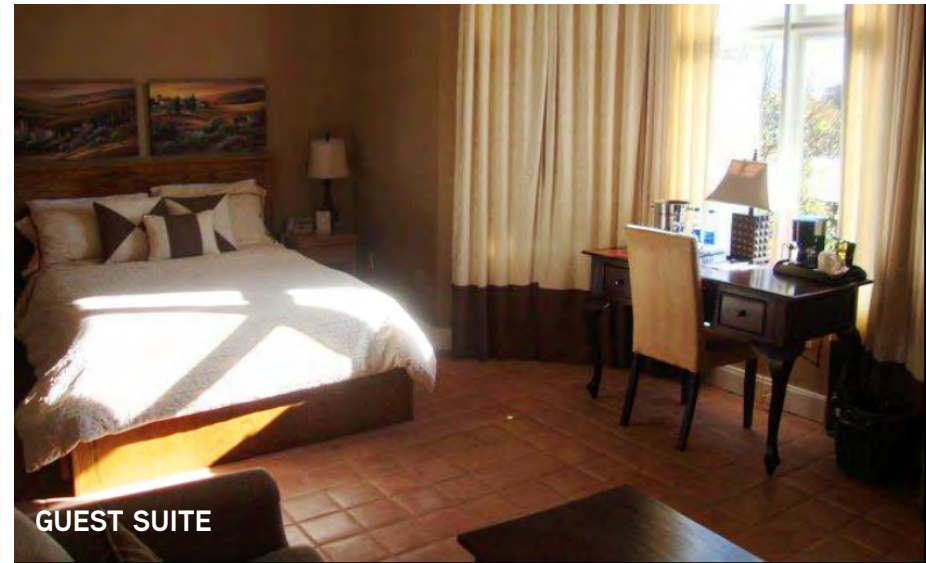


SPA

THE BUILDINGS - CLUBHOUSE & AREA

The ±22,000 sq. ft. Clubhouse includes:

- › A full-service ±4,000 sq. ft. Spa facility operated by the facilities management;
- › Seven bed & breakfast suites for overnight guests;
- › The Braveheart Pub, Season's Lounge & Season's Banquet Hall accomodating up to 150 people;
- › A fitness room;
- › A saltwater pool with its own cabana & lounge area adjacent to the Clubhouse; and
- › An adjoining Car Park that accomodates up to 250 cars.



GUEST SUITE



SALTWATER POOL



CAR PARK

COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE





EVENT TENT



GAZEBO



PRO SHOP

OTHER BUILDINGS

- › The Pro Shop features a full retail outlet and club storage facility.
- › The attractive outdoor permanent event tent accommodates up to 300 people & the Gazebo seats up to 120 guests inside.
- › The Maintenance Facility is ±8,000 sq. ft. and includes offices, equipment & supply storage area, and mechanics bay.



MAINTENANCE BUILDING



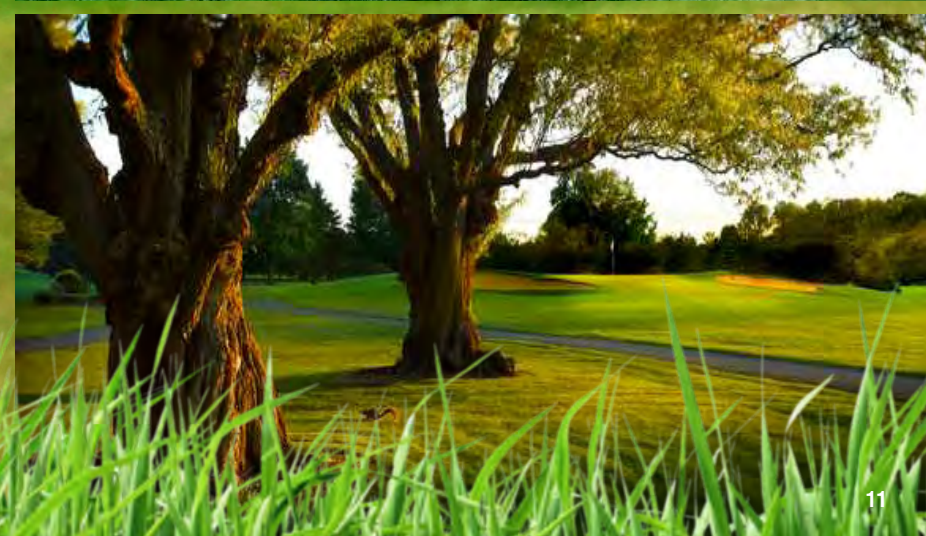
POND & GAZEBO

BUSINESS HIGHLIGHTS

- There are ± 275 members in 2018.
- In 2017, $\pm 19,500$ rounds were played, of which $\pm 9,000$ were green fee rounds.
- In 2017, the Club entertained ± 50 golf events of more than 60 players and ± 20 non-golf events. In 2018, the Club will hold a similar number of events.
- The average green fee/ cart rate is $\pm \$42.00$.
- In 2017, Gross Sales were approximately \$1.6 Million, which included Food & Beverage revenue of $\pm \$600,000$ and Spa & Room Sales of \$300,000.
- The sixty-five 2014 Club Carts are on a lease program.
- The golf course also has the responsibility for the residential property management with a revenue of $\pm \$43,500$.
- Financial data will be provided to qualified buyers upon signing a confidentiality agreement.

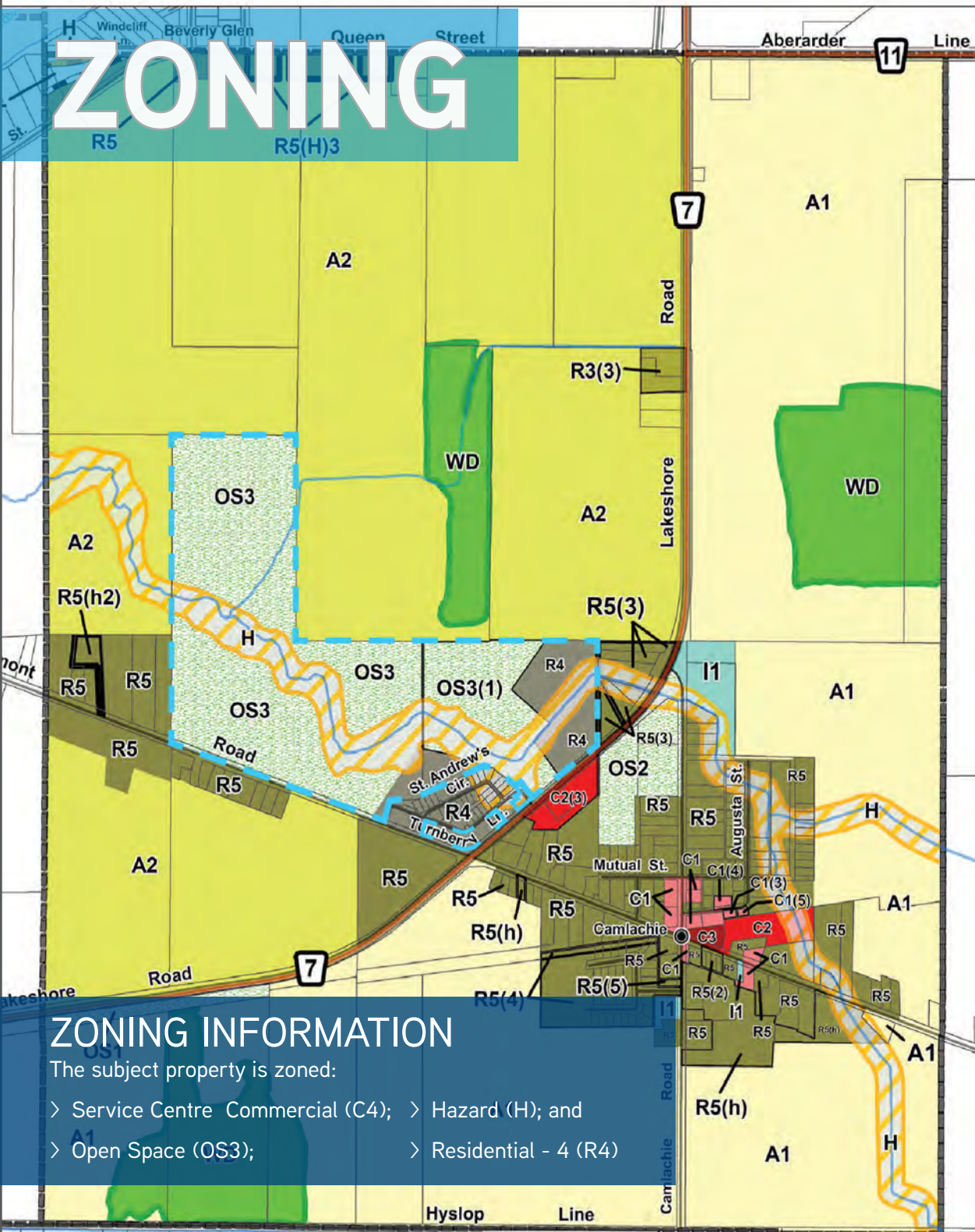
VIEW ONLINE 

collierscanada.com/25482



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

ZONING



ZONING INFORMATION

The subject property is zoned:

- > Service Centre Commercial (C4);
- > Hazard (H); and
- > Open Space (OS3);
- > Residential - 4 (R4)

PERMITTED USES

SERVICE CENTRE COMMERCIAL (C4)

- > Agricultural Implement Sales Establishment
- > Bonded Warehouse
- > Building Supply Establishment
- > Convenience Store, Accessory to a Gasoline Retail Facility
- > Drive-in Restaurant
- > Fruit Market
- > Gasoline Retail Facility
- > Gift Shop
- > Hotel
- > Lumber Yard
- > Mobile Home Sales Establishment
- > Motel
- > Motor Vehicle Repair Establishment
- > Motor Vehicle Service Establishment
- > Open Storage
- > Restaurant
- > Tourist Centre
- > Travel Trailer Sales Establishment
- > Truck Stop
- > Truck Transport Terminal
- > Warehouse

OPEN SPACE 3 (OS3)

- > Active Recreation
- > Conservation
- > Forestry
- > Golf Course
- > Golf Driving Tee or Range
- > Public Park
- > Private Park

COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE



HAZARD (H)

No land, Building, or Structure shall be used or erected in the Hazard (H) Zone except for one or more of the following Uses:

- Agriculture, excluding Buildings and Structures.
- Active Recreation, excluding Buildings and Structures, where Active Recreation is a Permitted Use in the abutting Zone.
- Passive Recreation, excluding Buildings and Structures.
- Buildings and Structures required for the safety of Persons living in or adjacent to the Hazard (H) Zone.

RESIDENTIAL 4 (R4)

No land, Building, or Structure shall be used or Erected in the Residential 4 (R4) Zone

except for one or more of the following Uses:

- Cluster Housing, consisting of dwellings similar in form to Single Detached Dwellings, Semi-Detached dwellings and/or Townhouses.
- Golf Courses; Golf Driving Range.
- A maximum of five (5) Accessory Apartment Dwellings on a Lot, located in the Existing storage facility (3) and farmhouse (2).
- Buildings, Structures and Uses Accessory to a Permitted Use.



OFFICIAL PLAN



OFFICIAL PLAN INFORMATION

- › Major Open Space Area;
- › Lakeshore Residential Area;
- › Hazard Area.

COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE



Town of Plympton-Wyoming OFFICIAL PLAN SCHEDULE "A"

LEGEND

- | | |
|-----------------------------|---|
| Agricultural Area | Waterbodies |
| Rivers - Streams - Drainage | Sewage Treatment Works |
| Roads | Former Waste Disposal Site (Anderson Dataset: Lambton QWS 2004) |
| County Road | Municipal Boundary (Schedule "A") |
| Provincial Highway | Schedule "B" Boundary (Schedule "B") |
| Railroad | |

Official Plan - Designations

- | | |
|--|----------------------------------|
| Agricultural Area | Significant Woodlot |
| Restricted Agricultural Area | Woodlot |
| Serviced Hamlet Area | Hazard Areas |
| Unserviced Hamlet Area | Wetland |
| Lakeshore Residential Area | Lakeshore |
| Recreational Policy Area | Locally Significant Natural Area |
| Highway Service Centre Commercial | |
| Mobile Home Park/Recreational Campground | |
| Resource Extractive | |
| Major Open Space Area | |
| Not Designated | |



Reference

Disclaimer: These digital mapping products have been produced on the County of Lambton's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The County of Lambton disclaims all responsibility for the accuracy or completeness of information contained herein. The County of Lambton assumes no responsibility for errors arising from use of these digital mapping products.

The Official Plan information contained herein is current as of the last recorded amendment noted under "Official Plan Amendment".

- Cadastrial database is current to May 2010.
- Wetlands database is current to March 2010 (MNR).
- Hazard Areas are determined by local Conservation Authorities and are Subject to Change.

Projection: UTM NAD 83 Zone 17

COUNTY OF LAMBTON
Planning and Development Services, May 2011

www.lambtononline.ca



Town of Plympton-Wyoming OFFICIAL PLAN SCHEDULE "A"

to By-law No. 74 of 2001

Passed this 13 day of June, 2001

Lonny Napper, Mayor

Caroline DeSchutter, Clerk

Official Plan Amendments

- OPA # 23, August 28, 2011
- OPA # 30, March 12, 2012
- OPA # 24, August 7, 2012
- OPA # 31, October 26, 2012 (OMB)
- OPA # 35, February 19, 2013
- OPA # 36, May 1, 2014
- OPA # 38, May 3, 2016 (OMB)



COLLIERS INTERNATIONAL
NIAGARA LTD., BROKERAGE



GREATER LOCATION

VIEW ONLINE 

collierscanada.com/25482

SARNIA

The City of Sarnia is the largest city on Lake Huron and in Lambton County. Sarnia is situated in Southwestern Ontario, Canada on the eastern bank of the junction between the Upper and Lower Great Lakes, where Lake Huron flows into the St. Clair River and forms the Canada–United States border. The two Blue Water Bridges cross the river at Sarnia, connecting it to Port Huron, Michigan. The bridges are one of the busiest border crossings between the two countries.

The municipal population is approximately 96,151 people, as of the most recent census in 2016. The City's population has decreased 1.0% since the last census in 2011 and the City is readily accessible by highway to major centres in Southwestern Ontario and Michigan.

Lambton County, bordered on the north by Lake Huron and on the south by Lake Saint Clair & Chatham-Kent County, consists of 11 municipalities which include: the City of Sarnia, Town of St. Clair, Municipality of Lambton Shores, Town of Plympton-Wyoming, Town of Petrolia, Town of Warwick, Town of Enniskillen, Town of Brooke-Alvinston, Village of Point Edward, Town of Dawn-Euphemia, and Village of Oil Springs. The county seat is in the Town of Plympton-Wyoming.

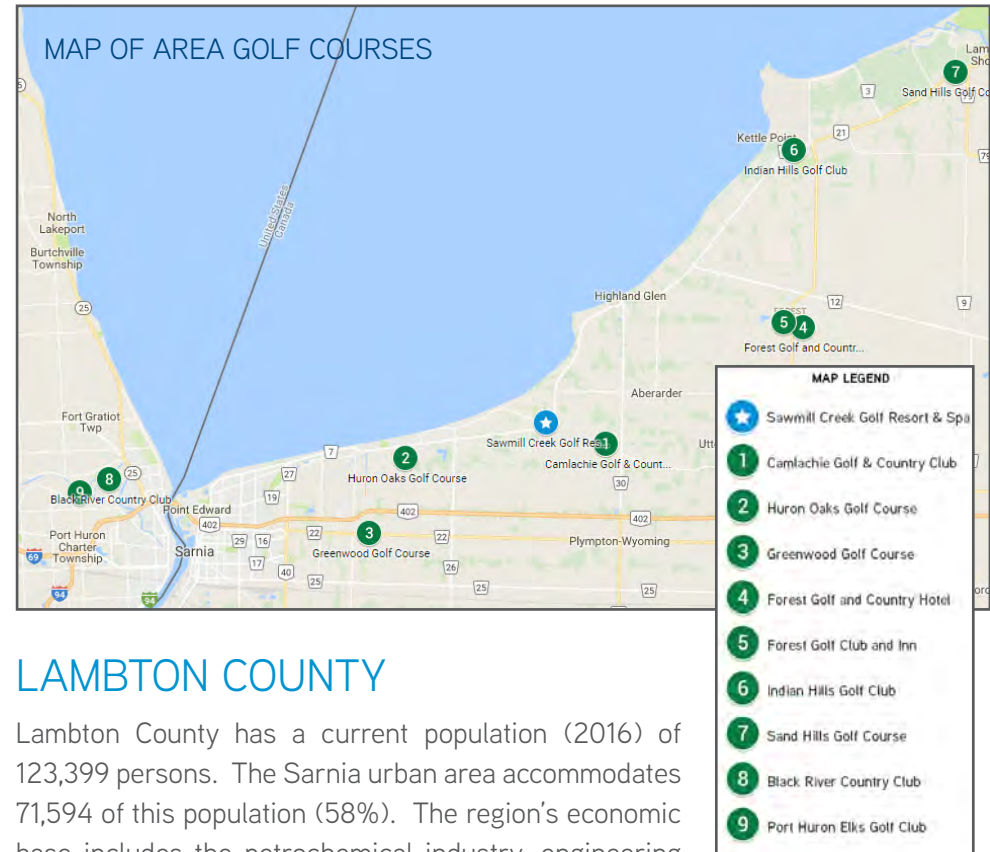
PLYMPTON-WYOMING

Plympton-Wyoming is comprised of lakefront, agricultural and urban properties, and offers a wide range of facilities and services to provide its residents a comfortable community in which to live and to work.

The City of Sarnia is located 21 kilometers west of the golf course and is one of Ontario's principal gateways to the United States, located across the St. Clair River from the state of Michigan, just an hour northeast of Detroit.

Sarnia is a vibrant and healthy city, experiencing unprecedented growth in the commercial and sports and leisure sectors. In addition, extensive development of new residential subdivisions, new business parks and major improvements to our busy highway corridors are in the planning stages for short term implementation.

In December 2017, Nova Chemicals announced the construction of a new polyethylene plant in Sarnia-Lambton valued at over \$2 billion.



LAMBTON COUNTY

Lambton County has a current population (2016) of 123,399 persons. The Sarnia urban area accommodates 71,594 of this population (58%). The region's economic base includes the petrochemical industry, engineering and metal fabrication, environmental technology, information technology and support to a large agricultural sector and regional trade area west of London. The community has a vibrant sports, arts and cultural scene with upgraded regional health care.

The city has excellent access to southern Ontario and Michigan with freeways, rail and air linkages. It has daily air service to Toronto (Air Canada) and is about an hour's drive from London International Airport and Detroit Metropolitan Airport for other national and international destinations. Housing remains very affordable compared to other Ontario cities.

413 offices in 69 countries on 6 continents

United States: **145**

Canada: **28**

Latin America: **23**

Asia Pacific: **86**

EMEA: **131**

\$2.7B

US* in annual
revenue

2B

square feet
under management

15,400

professionals
and staff



About Colliers International Group Inc.

Colliers International Group Inc. is a top tier global real estate services and investment management company operating in 69 countries with a workforce of more than 13,000 professionals. Colliers is the fastest-growing publicly listed global real estate services and investment management company, with 2017 corporate revenues of \$2.3 billion (\$2.7 billion including affiliates). With an enterprising culture and significant employee ownership and control, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide, and through its investment management services platform, has more than \$20 billion of assets under management from the world's most respected institutional real estate investors.

Colliers professionals think differently, share great ideas and offer thoughtful and innovative advice to accelerate the success of its clients. Colliers has been ranked among the top 100 global outsourcing firms by the International Association of Outsourcing Professionals for 13 consecutive years, more than any other real estate services firm. Colliers is ranked the number one property manager in the world by Commercial Property Executive for two years in a row.

Colliers is led by an experienced leadership team with significant equity ownership and a proven record of delivering more than 20% annualized returns for shareholders, over more than 20 years.

colliers.com

MARK STEVENS

Sales Representative

TEL: +1 905 329 0750

mark.stevens@colliers.com

TODD CRAWFORD

Broker

TEL: +1 905 321 4755

todd.crawford@colliers.com

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street, Suite 200
St. Catharines, ON L2R 5X4

TEL: +1 905 354 7413

www.collierscanada.com



Accelerating success.