



Live a world-class lifestyle in the Niagara Region





Location, Luxury & Lifestyle

Northland Estates is a brand new, master-planned community coming soon to Port Colborne, the Gateway to the famous Welland Canal and spectacular Niagara Region. With over 300 fine homes including single detached, townhomes and apartments, Northland Estates will offer modern urban living in a charming small town setting. A fantastic location, just west of Port Colborne's arterial Westside Road and steps to shopping, parks, nature trails and beautiful beaches and marinas on Lake Erie, makes Northland Estates the perfect home for enjoying a vibrant, water-inspired lifestyle.

Port Colborne is one of the main urban centres in the scenic Niagara Peninsula and is well connected by major highways to Niagara Falls, St. Catharines, Hamilton, Toronto and Buffalo, USA. The city itself has a vibrant mix of amenities and the surrounding region is world renowned for its fine wineries, magnificent golf courses, scenic landscapes, art and culture. Strategically situated in the midst of Canada's industrial heartland and half an hour from the US-Canada border, it's a gateway to a market of 130 million people with a GDP worth \$5.6 trillion. Northland Estates in Port Colborne offers an excellent investment opportunity to live and grow in this burgeoning economy.



A fine blend of art, culture & nature

Officially designated as a UNESCO Biosphere Reserve, the Niagara Region is world-renowned for the spectacular Niagara Falls, attracting millions of tourists from all over. But there's a lot more to see and do here. Award-winning wineries. Mouth-watering cuisines. World-class theatre and festivals. Scenic trails with panoramic views of the Niagara Escarpment. Championship golf courses. Charming picture-postcard towns. Bustling farmers markets. Casinos and five star hotels. Beaches, marinas and fantastic water sports. It's all here in the Niagara Region.

The Welland Canal winds its way through the Niagara Region connecting small and big towns, quaint villages and hamlets. Each little town has its own unique charm, from the historic sites at Welland to the picturesque vineyards of Thorold to the enchanting beauty of Niagara on the Lake. Hike the beautiful Escarpment, sail the numerous waterways, play a round of golf, or try your luck at the Fallsview Casino. An inspiring lifestyle awaits you here in Niagara Falls.

Niagara is home to world-class wineries



For those who know their Sauvignon Blanc from Pinot Noir (and for those who don't), the Niagara Region holds a special place in the world of wines. Home to a wide bouquet of prized and world-class wines, Niagara is a magnet for connoisseurs and casual wine lovers. Picture acres of scenic vineyards laden with grapes of all hues ripening under a warm spring sun, soaking the pure air and clean water, to deliver a taste unmatched anywhere in the world. Niagara's award-winning wineries and wine festivals offer a truly memorable experience for all the senses.



From the stunningly beautiful landscape to the culinary magic of rare wines and cheeses to the elegant décor and dining, a visit to a Niagara winery is a must on most people's bucket list. Each winery in Niagara has a distinctive atmosphere, with its own expert winemaker and full bodied, beautifully crafted wines that stand out from the ordinary. Some iconic wineries in the region include Vineland Estates Winery, Henry of Pelham Family Estate, Chateau des Charmes and Peller Estates Winery. All the wineries offer wine tours with guides explaining the process of winemaking, tasting and pairing tips, elegant dining and more. If you're not a wine lover, you're sure to become one at the end!



Casinos, concerts, live shows & more

Forget Las Vegas, Niagara Fallsview Casino Resort has all the pulse-pounding excitement you could wish for. In addition to over 3000 slot machines, over 100 gaming tables for roulette, blackjack, poker and more, Fallsview is renowned for concerts with big stars, live performances, luxury hotel and spa, and an array of fine dining restaurants. All overlooking the world's most spectacular natural wonder, Niagara Falls.

Another great destination is Casino Niagara with more than 1,300 slot machines and 40 gaming tables. Apart from seasoned players, they also have "Learn to Play" sessions for beginners. Fine and casual dining is available at Market Buffet and Perks Café and the brand new Sports Bar with a 123-inch HDTV, a stage for live music performances and an area for sports betting.

Other Niagara attractions include helicopter rides, indoor skydiving, water parks, butterfly conservatory and more. No wonder Niagara is Canada's number one tourism and lifestyle destination.



Alliance Homes

Alliance Homes is a leading real estate developer and home builder based in Richmond Hill Ontario. Alliance prides itself on offering a variety of home styles in some of Southern Ontario's most scenic and convenient locales. Whichever Alliance community you select, you can rest assured that you'll receive excellent design, topnotch quality, and attentive service.



Past Communities

- Hometown Creemore
- Lakepoint Village
- Waterways of Muskoka
- Hedge Road Landing
- Allandale Villas
- Big Country
- Breeze
- Butternut Village
- Caledon Park Estates
- Homes on Bishop Drive
- Georgian Glen
- Peaks Meadows
- Dover Coast
- Dufferin Ranch Estates
- North Ten
- Ridge Hill
- Woodland Heights
- Woodland Lake of Bays



Quaint charm & urban style

Welcome to Port Colborne, a cosmopolitan city located on the south shore of the scenic Niagara Region. As the gateway to the Welland Canal, Port Colborne is steeped in its marine heritage and water-inspired lifestyle. As one of the southernmost cities in Canada, it has short winters and almost nine months of fabulous outdoor weather. Combined with great civic amenities and friendly, fun-loving people, Port Colborne is perfect for living and raising a family.



Beaches & Marinas

White sandy beaches, exhilarating water sports, sailing, boating and fishing, watching the big ships go by – great maritime experiences start here!



Fairs & Festivals

With its rich heritage, Port Colborne hosts exciting festivals including Canal Days, Christmas in Port Colborne, New Year's Eve and Canada Day



Fresh & Flavourful

Visit a variety of farmer's markets and enjoy the finest of Niagara Region's produce, fruits and vegetables, all farm fresh and bursting with flavour.



Parks & Recreation

Port Colborne is home to 21 beautiful parks, spread across 88 hectares of scenic open spaces, pavilions and natural green landscapes.



Hiking & Biking

Port Colborne offers easy access to fantastic paved multi-based trails surrounded by beautiful scenery. Great for walking, cycling and skating.

A wealth of fine amenities

Living at Northland Estates, you are surrounded by a wealth of fine amenities that enrich your lifestyle. Within easy walking distance, you have the Port Colborne Mall with anchor stores like Canadian Tire, Sobeys, cafes and restaurants. A short drive north is Mud Lake Conservation Area, a scenic landscape with trails, open spaces and lookout points. Moments away is the Welland Canal with a beautiful waterfront promenade. Drive five minutes south to Erie Lake and enjoy soft sand beaches, a vibrant port and marina. Nearby schools, arenas, libraries, parks and playgrounds keep your family busy, active and engaged. Quality post-secondary is within easy reach with Brock University in St. Catharines and Niagara College in Welland. Highways QEW, 405, 406 and 420 offer fast connections to Toronto, Niagara Falls, Detroit and Buffalo USA.

RESTAURANTS

01. The Saucy Pot
02. The Smokin' Buddha
03. The Lock Wood Fired Pizza
04. Canalside Restaurant Inn & Kitchen Store
05. Parkers Pub & Eatery
06. Minor Fisheries Ltd. - Restaurant & Fish Market
07. The Pie Guys Bakery & Cafe
08. Market Cafe
09. Lucky Thai Restaurant
10. Flying Squirrel Bistro inc.
11. Melina's Family Restaurant
12. Subway
13. Tim Hortons
14. Moe's Tap & Wings
15. McDonald's
16. A&W Restaurants
17. Bremfield's
18. Breakwall Brewing Company
19. San Marco's Ristorante

SHOPPING

20. Port Colborne Mall
21. Dollarama
22. Canadian Tire
23. Allinson's Department Store
24. Grant's Gifts
25. The Picket Fence
26. Ten Thousand Villages
27. JB Fashions
28. The Bargain! Shop
29. Port Colborne Home Hardware Building Centre
30. Sherk Timber Mart

GROCERY

31. Sobeys Port Colborne
32. Avondale On Killaly
33. Brandon's No Frills
34. Avondale On Main
35. Port Colborne Farmer's Market
36. Food Basics
37. Lemayzz Meats

ENTERTAINMENT

38. Roselawn Centre Theatre
39. Bridges Community Centre
40. Port Colborne Lions Club Community Centre
41. Lock 8

SCHOOLS

42. Saint Thérèse Catholic Elementary School
43. Elementary School Catholic Saint-Joseph
44. Lakeshore Catholic High School
45. DeWitt Carter Public School
46. McKay Public School
47. Port Colborne High School
48. Steele Street Public School
49. St. Patrick's Catholic Elementary School
50. St. John Bosco Catholic Elementary School
51. Oakwood Public School

PARKS

52. Thomas A. Lannan Sports Complex
53. Lockview Park
54. Derek Point Memorial Garden
55. Lock 8 Gateway Park
56. Wainfleet Wetlands Conservation Area
57. HH Knoll Lakeview Park

BANKS

58. CIBC
59. RBC
60. Scotia Bank
61. TD Bank
62. BMO

H Niagara Health



The Niagara Region – poised for economic growth

Strategically situated between Canada's largest city and one of the most populous regions of the US, Niagara Region is at the centre of North America's leading manufacturing, business, commerce and economic region. Major cities like Toronto, Buffalo, Detroit, New York and Chicago are within a day's drive, giving a major boost to trucking, logistics, warehousing and shipping industries. The Welland Canal is a vital link in the St. Lawrence Seaway and Great Lakes Shipping routes. A significant portion of US-Canada trade passes through this region every day.



5  international bridge crossings nearby

3  international airports in an hour's drive

130M  people within an 8-hour drive

\$5.6T  economy within a day's drive



90 minutes from **TORONTO**

23 minutes from **NIAGARA FALLS**

39 minutes from **BUFFALO USA**

38 minutes from **NIAGARA ON THE LAKE**

23 minutes from **NIAGARA WINE COUNTRY**

MAJOR INDUSTRIES



• Wineries

• Retail Trade

• Agribusiness

• Transport

• Hotels & Tourism

• Logistics

• Real Estate

• Educational Services



Niagara Region real estate: Growing in strength


As Toronto real estate prices grow out of reach for many, the Niagara Region is showing robust growth and strength. Fuelled by the pandemic, people are moving to smaller towns with uncongested open spaces, outdoor recreation, affordably priced homes and great family amenities.

Recent studies by ReMax have focused on a few prime factors behind the growth of real estate in Niagara Region:

- 101 world-class wineries that churn out delicious Chardonnays and Pinot Noirs
- Long summers and mild winters that are perfect for enjoying the great outdoors
- Farms and farmers' markets offer up some of the best produce in the province
- Grape and Wine Festival, Niagara Jazz Festival, Shaw Festival and many more
- Steady increase in new arrivals from bigger cities as a result of the pandemic



19% 
increase in home resale price in 2020*

12% **ESTIMATED** 
increase in home resale price for 2021*

8,157 
homes sold last year**

Sources: * <https://blog.remax.ca/niagara-housing-market-outlook/>

** <https://www.stcatharinesstandard.ca/business/2021/01/14/red-hot-niagara-real-estate-market-a-blessing-for-sellers-a-curse-for-renters.html>

WATER-INSPIRED LIVING

IN PORT COLBORNE



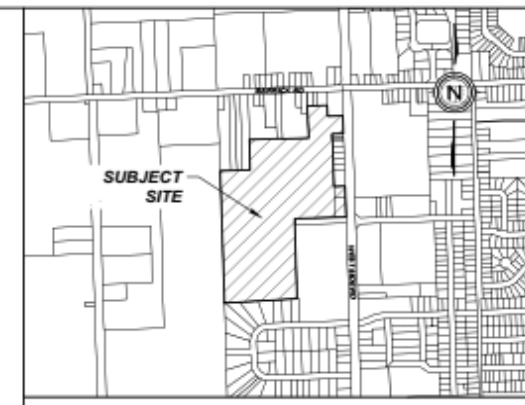
NORTHLAND ESTATES

CITY OF PORT COLBORNE

RESIDENTIAL UNIT BREAKDOWN		
PRODUCT	# OF UNITS	% OF OVERALL
CONDOMINIUM TOWNS	46	16.79
6m STREET TOWNHOMES	62	22.63
12m SINGLES	126	45.98
APARTMENTS	40	14.60
OVERALL TOTAL	274	100



LEGEND	
	CONDOMINIUM TOWNHOUSES
	6m STREET TOWNHOUSES
	12m SINGLE RESIDENTIAL
	MIXED USE APARTMENTS
	STORMWATER MANAGEMENT AREA
	PARK / OPEN SPACE



KEY PLAN

N.T.S.

DEMONSTRATION PLAN OF SUBDIVISION

SALEABLE FRONTAGE BREAKDOWN

Single-detached Lots	1,622.31m
Street Towns	435.52m
Condominium Towns	283.30m
Total Saleable Frontage	2,341.13m

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(m ²)
SINGLE FAMILY RESIDENTIAL	LOT 1-126	126	5.017	29.92
STREET TOWNS RESIDENTIAL	BLOCK 127-139	62	1.301	7.76
CONDOMINIUM TOWNS RESIDENTIAL	BLOCK 140	46	1.396	8.53
APARTMENTS RESIDENTIAL	BLOCK 141	40	0.683	4.07
ENVIRONMENTAL AREA	BLOCK 142		3.931	23.45
STORMWATER MGMT AREA	BLOCK 143		0.844	5.05
PARKLAND	BLOCK 144		0.289	1.72
STORMWATER ACCESS ROADWAY	BLOCK 145		0.034	0.20
TOTAL		274	16.766	100.00

DEVELOPABLE AREA = 12.84ha
DEVELOPABLE DENSITY = 21.34 units/ha

ISSUED FOR REVIEW	2021-12-22	MJK
REVISION	DATE	INT
0		
#		



DRAWING TITLE	DRAFTING	MJK
DEMONSTRATION PLAN OF SUBDIVISION	DATE	NOVEMBER 16, 2001
	PRINTED	DECEMBER 22, 2021
	SCALE	1:1500
	DWG No.	21132-CP
	REV	0

A fine balance of nature & design

The master site plan for Northland Estates lays emphasis on nature conservation and optimal space utilization. Homes are nestled in intimate clusters with winding pathways to help residents get outside and enjoy the outdoors. Existing development shelters the community from busy Westside Road, while at the same time offering easy access. Housing options comprise a mix of elegant single detached and semi detached homes, a classic collection of townhomes, and boutique 3-storey apartment residences. It's a triumph of nature, design and urban planning.





Details make the difference

With a keen eye for design and detail, every home at Northland Estate will offer the highest quality of architecture, materials and craftsmanship. Stunning elevations with exquisite brick and stone accents will present impressive curb appeal. Indoors, you will enjoy soaring ceilings, expansive windows, bright open concept living and dining areas and quality finishes that set the tone for upscale, modern living. Gourmet chef kitchens, luxurious bedrooms and sumptuous master ensuites will elevate your living experience.



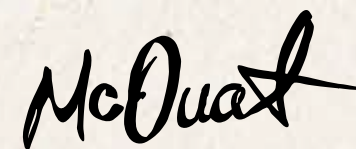
Famed Star Group

Famed Star is an international consultancy engaged in immigration, overseas study and real estate investment in Canada and other countries. We have four offices worldwide, in Toronto, Ho Chi Minh City, Hong Kong and Guangzhou. Our organization has been in business for over 15 years. Whether you are in the process of studying overseas or migrating to another country, we can help you find real estate properties for living or investment abroad.



Better Neighbourhoods

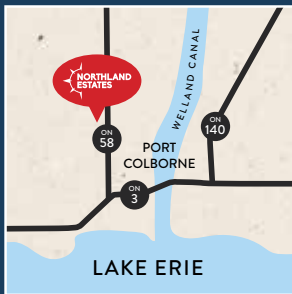
The Better Neighbourhoods team works to maximize the return on your investment by building compact, walkable and diverse developments where people will love to live. Our unique design approach also benefits the local municipality and neighbourhoods. We guide our clients through the development process, maximizing profit while creating neighbourhoods built for people.



McQuat Partnership

Canada's leading real estate marketers with experience across the continent, from the East Coast to Vancouver and from Florida to California, the McQuat Partnership team has directed successful marketing campaigns for well over 3,500 communities, condos and resorts all over North America for more than forty-five years.





NorthLandEstates.ca

Built by:



Partner:



40' SERIES



Northland Estate
Port Colborne

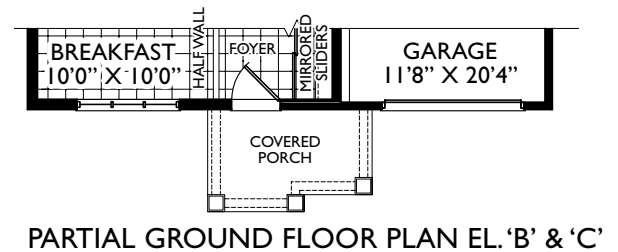
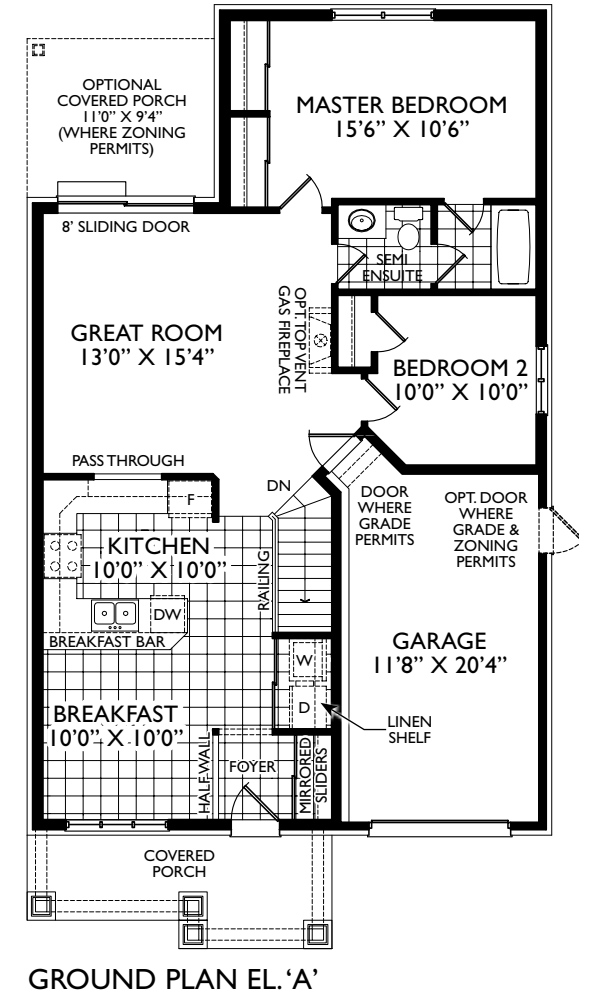
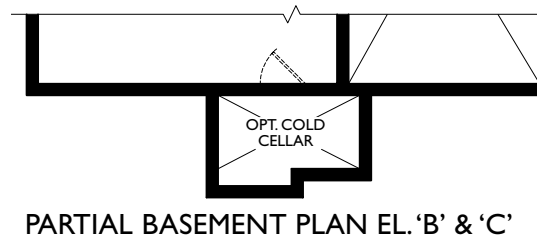
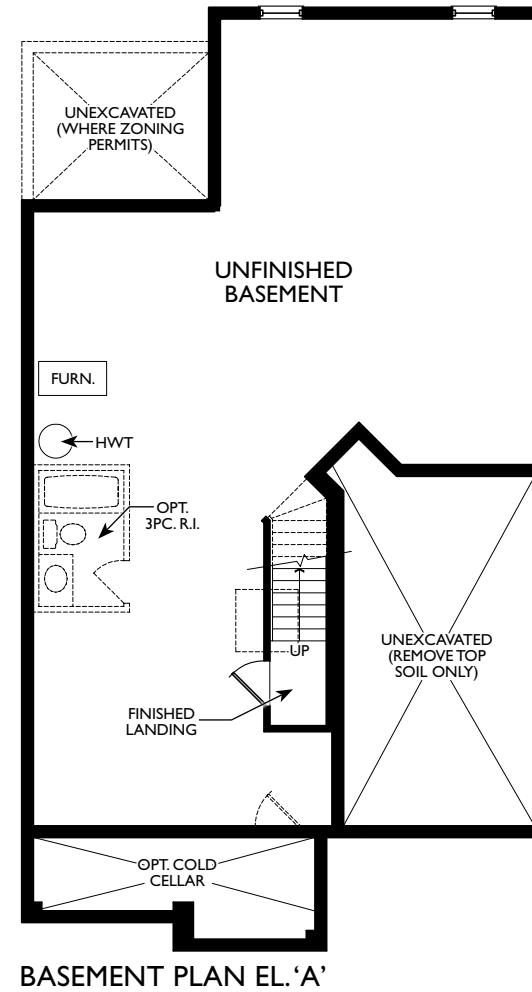


Elevation A

The Bishop
1,112 square feet

The Bishop

1,112 square feet



40' SERIES



Northland Estate
Port Colborne



Elevation A

The Blackbird
1,241 square feet

The Blackbird

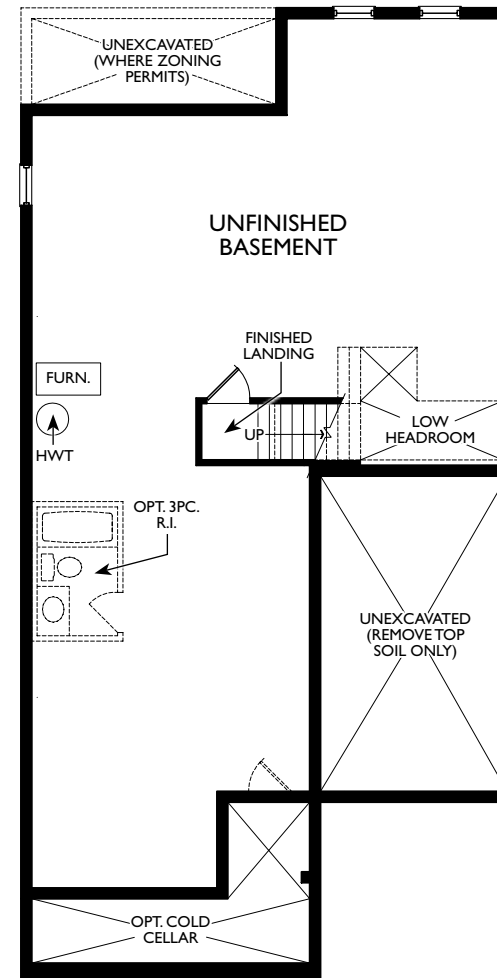
1,241 square feet



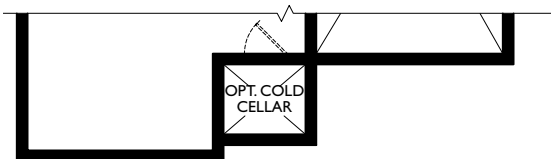
Elevation B



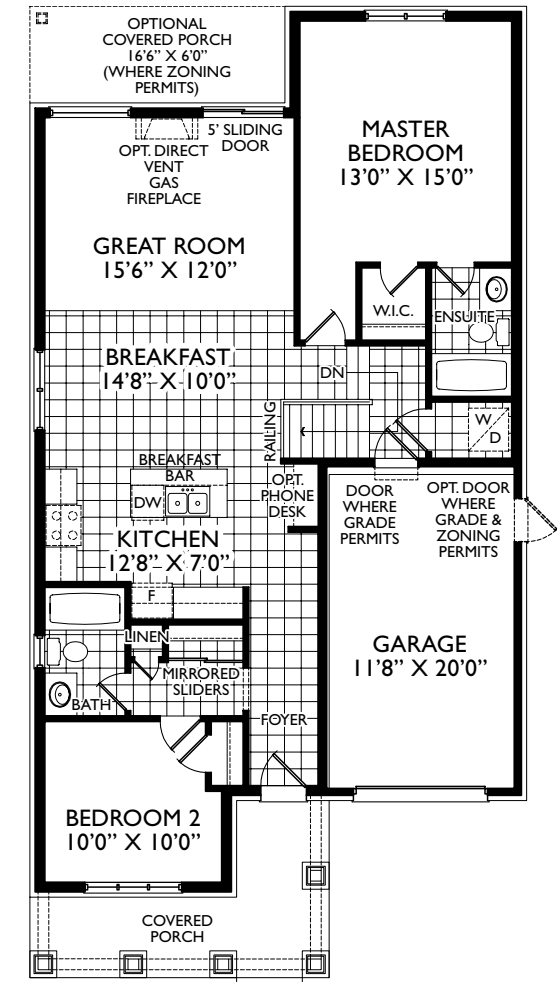
Elevation C



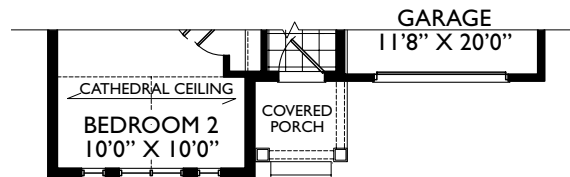
BASEMENT PLAN EL. 'A'



PARTIAL BASEMENT PLAN EL. 'B' & 'C'



GROUND PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



40' SERIES



Northland Estate
Port Colborne

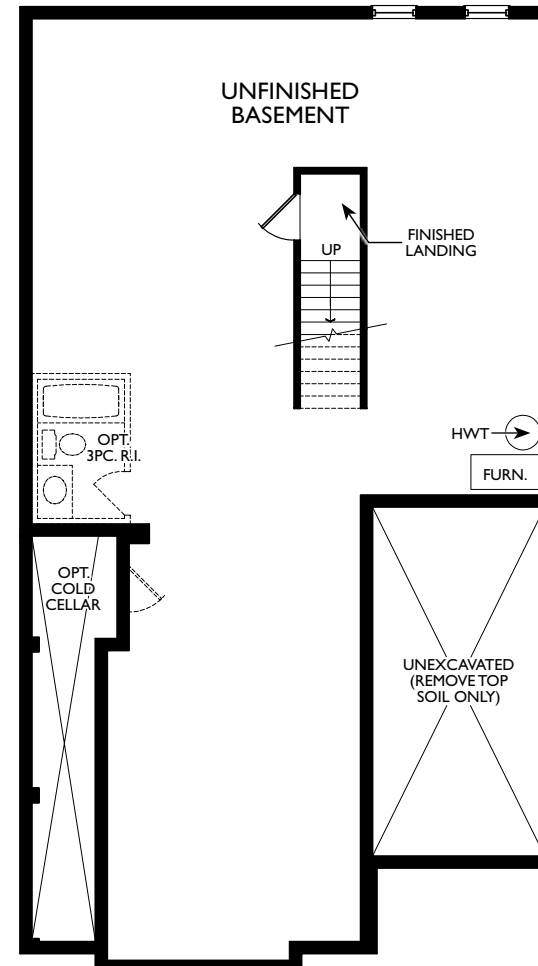


Elevation A

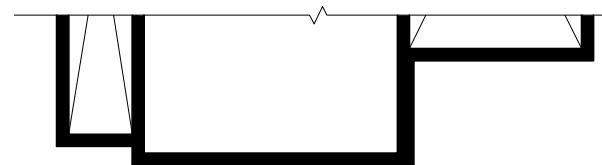
The Dalton
1,303 square feet

The Dalton

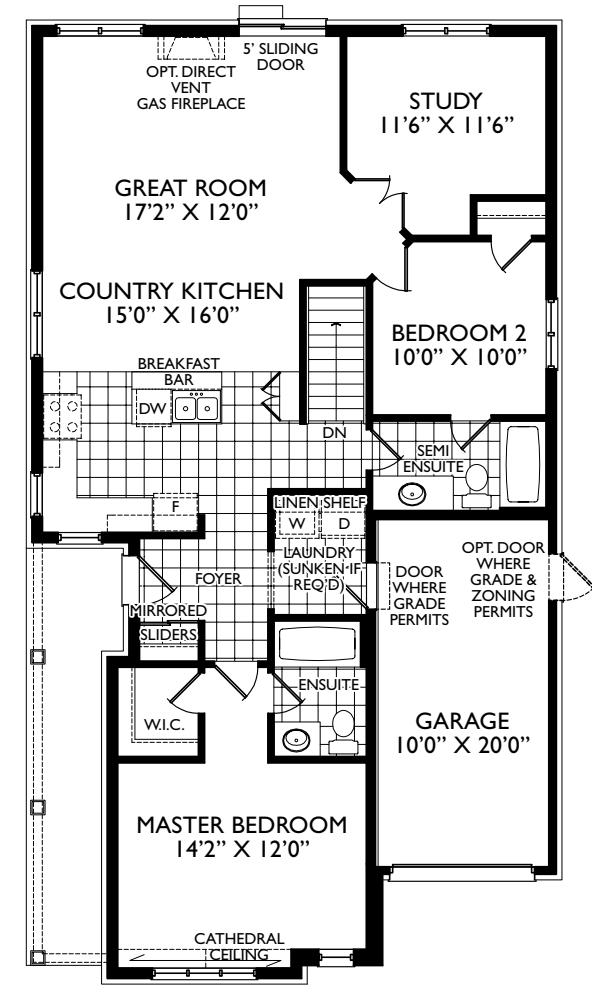
1,303 square feet



BASEMENT PLAN EL. 'A'



PARTIAL BASEMENT PLAN EL. 'B' & 'C'



GROUND PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



40' SERIES



Northland Estate
Port Colborne



Elevation A

The Duncan
1,514 square feet with loft

The Duncan

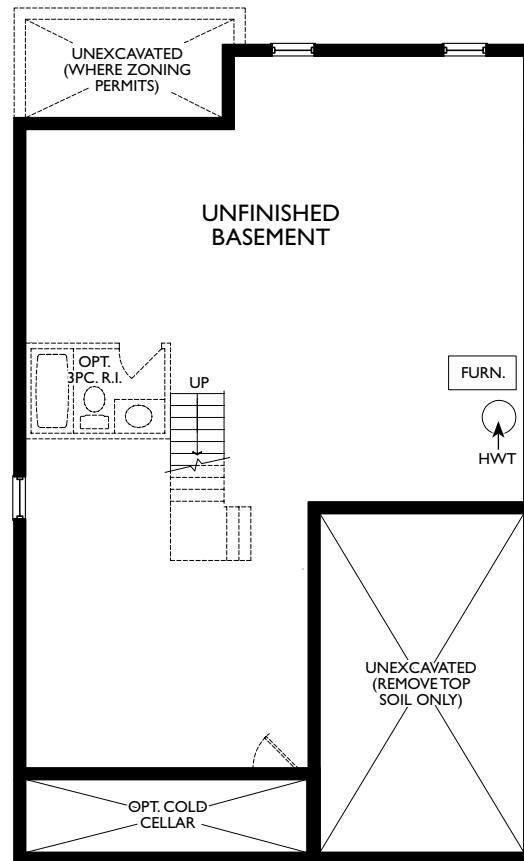
1,514 square feet with loft



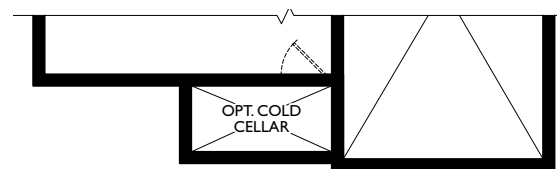
Elevation B (1,518 sq/ft)



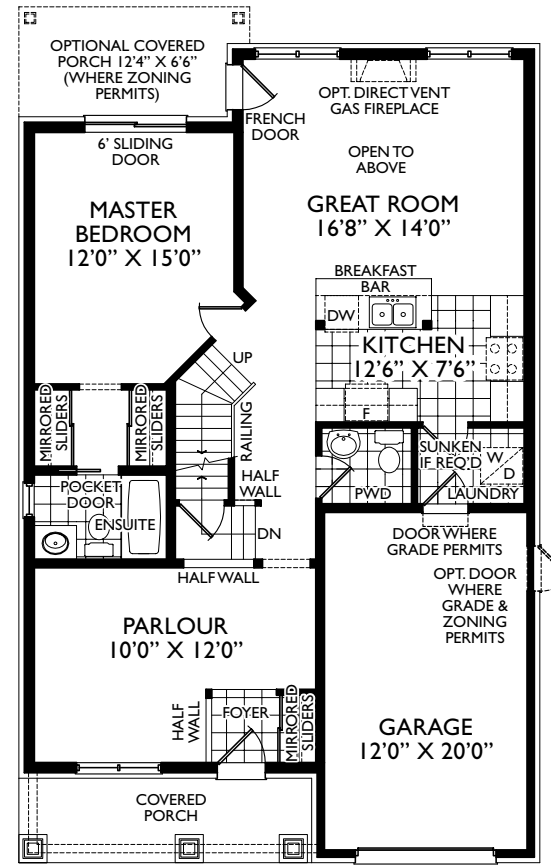
Elevation C (1,507 sq/ft)



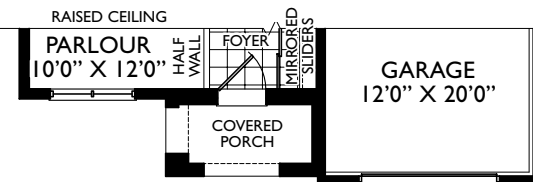
BASEMENT PLAN EL. 'A'



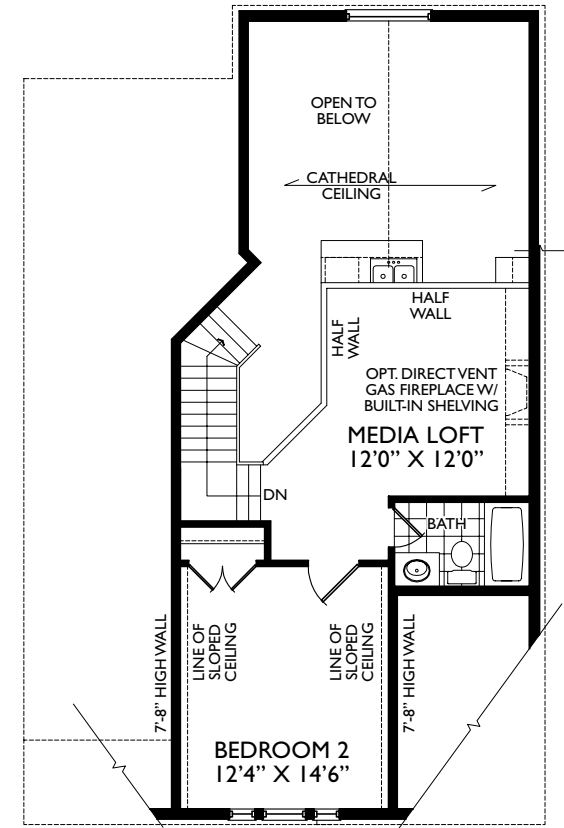
PARTIAL BASEMENT PLAN EL. 'B' & 'C'



GROUND PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



LOFT FLOOR PLAN EL. 'A'



PARTIAL LOFT FLOOR PLAN EL. 'B' & 'C'



40' SERIES



Northland Estate
Port Colborne



Elevation C

The Jackson
1,260 square feet (1,717 sq/ft with loft)

The Jackson

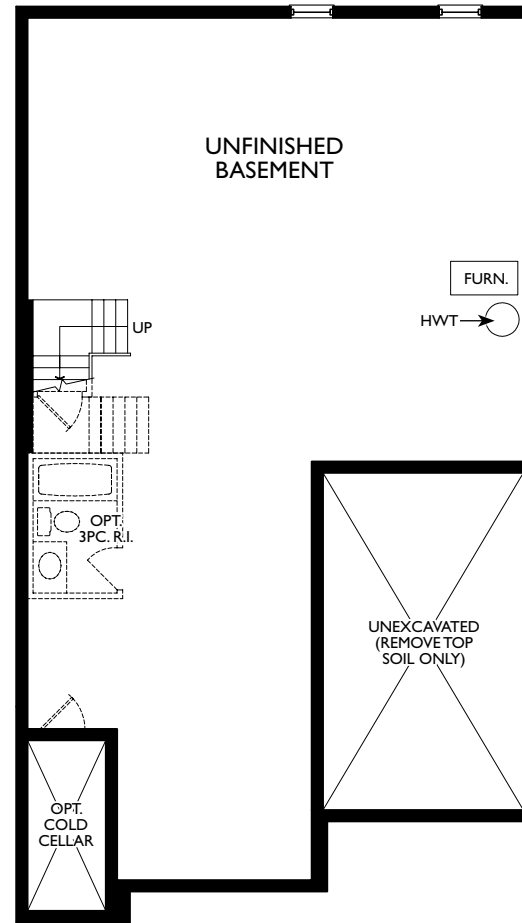
1,260 square feet



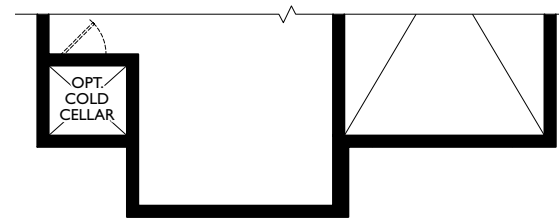
Elevation A (with opt. loft 1,719 sq/ft)



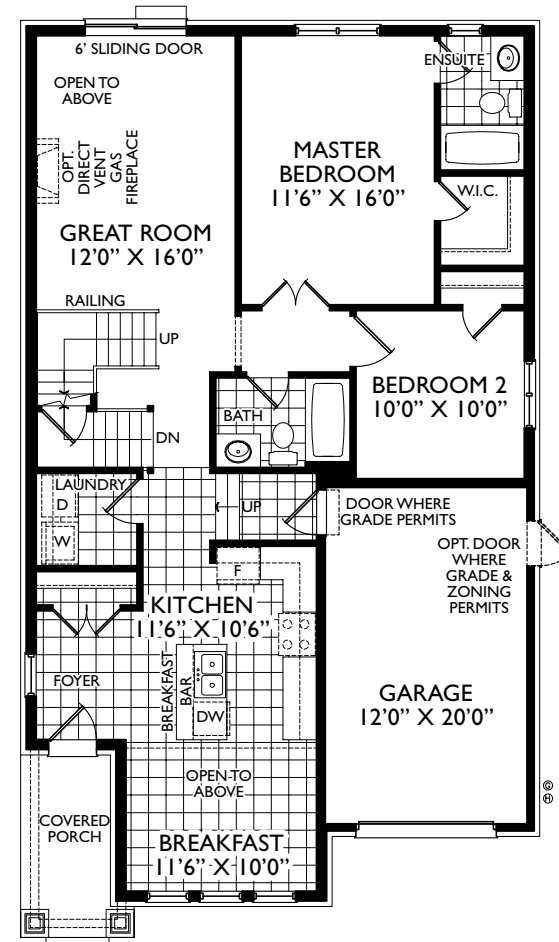
Elevation B (with opt. loft 1,724 sq/ft)



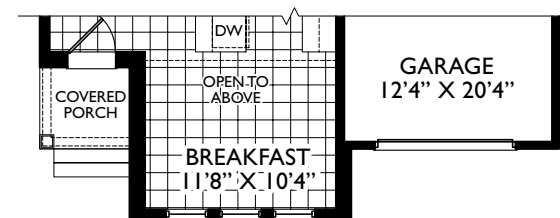
BASEMENT PLAN EL. 'A'



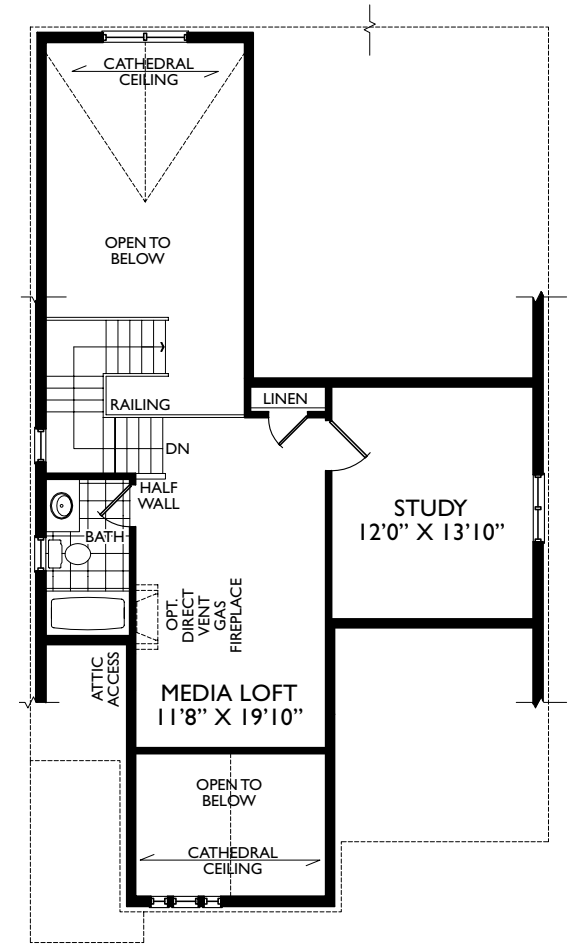
PARTIAL BASEMENT PLAN EL. 'B' & 'C'



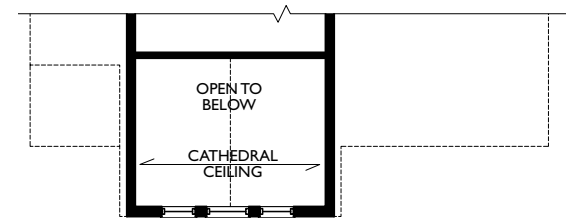
GROUND PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



LOFT FLOOR PLAN EL. 'A'



PARTIAL LOFT FLOOR PLAN EL. 'B' & 'C'



40' SERIES



Northland Estate
Port Colborne



Elevation B

The Matthew
1,733 square feet with loft

The Matthew

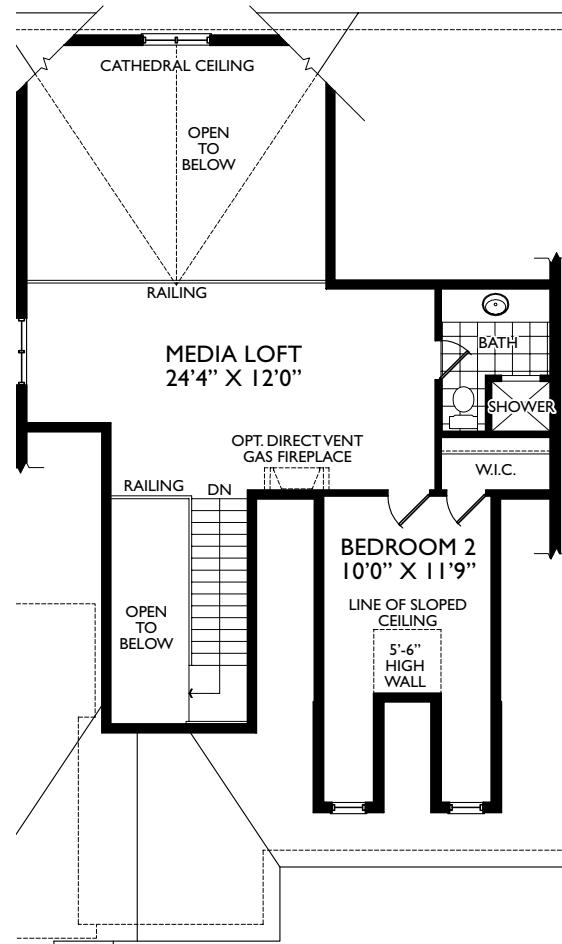
1,733 square feet with loft



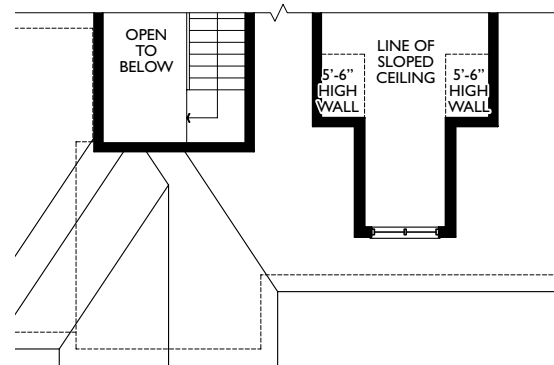
Elevation A



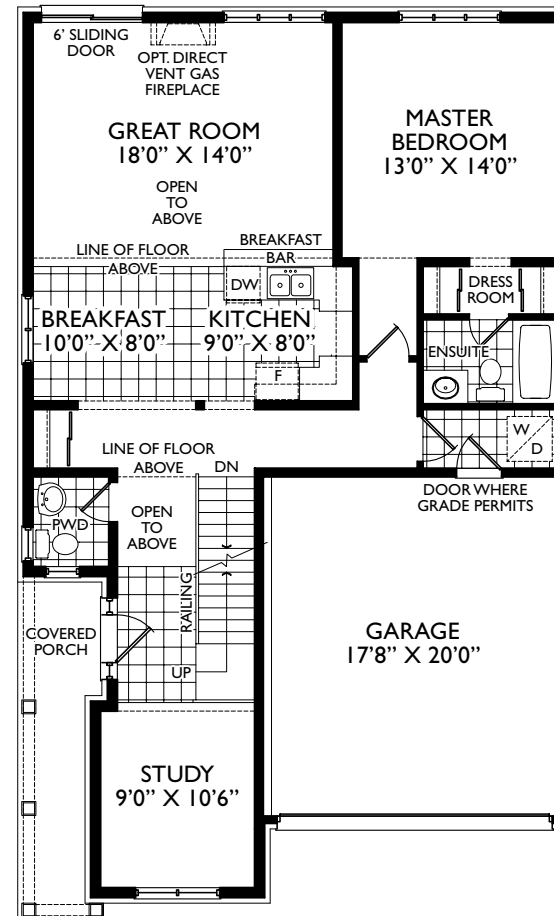
Elevation C (1,725 square feet)



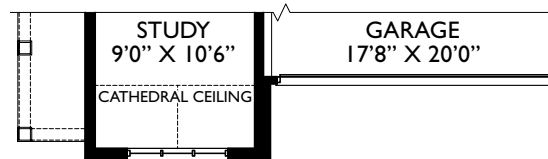
LOFT FLOOR PLAN EL. 'A'



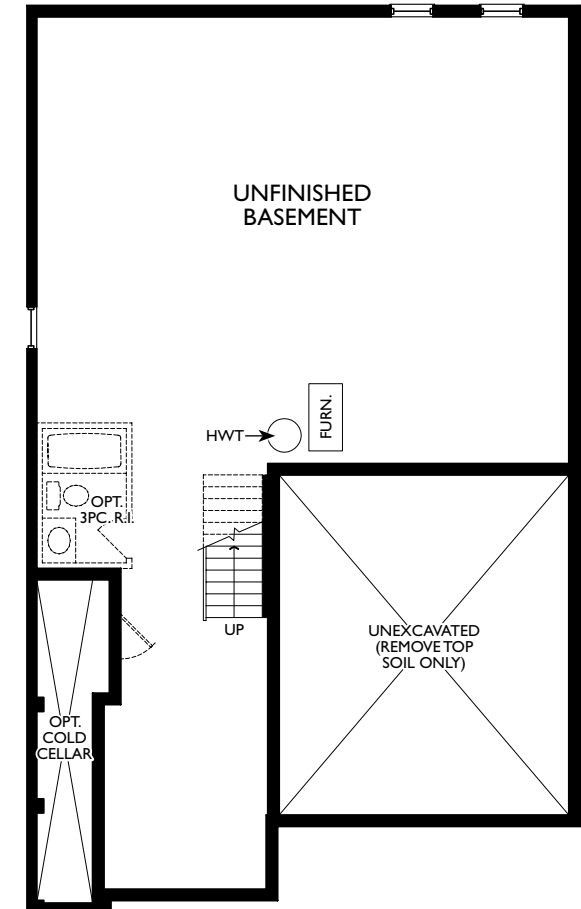
PARTIAL LOFT FLOOR PLAN EL. 'B' & 'C'



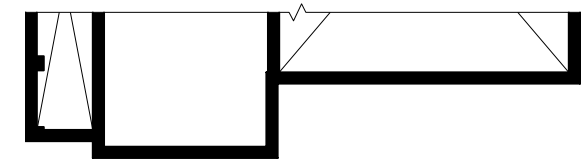
GROUND FLOOR PLAN EL. 'A'



PARTIAL GROUND FLOOR PLAN EL. 'B' & 'C'



BASEMENT PLAN EL. 'A'



PARTIAL BASEMENT PLAN EL. 'B' & 'C'



40' SERIES



Northland Estate
Port Colborne



Elevation C

The Daniel
1,857 square feet with loft

The Daniel

1,857 square feet with loft



Elevation A



Elevation B (1,869 square feet)

