

# Ramara Industrial Park

Fully Serviced Lots

No Municipal or  
County Development  
Charges

Create a custom lot  
to suit your needs

Easy access to  
Highway 12

3 Phase Hydro  
available

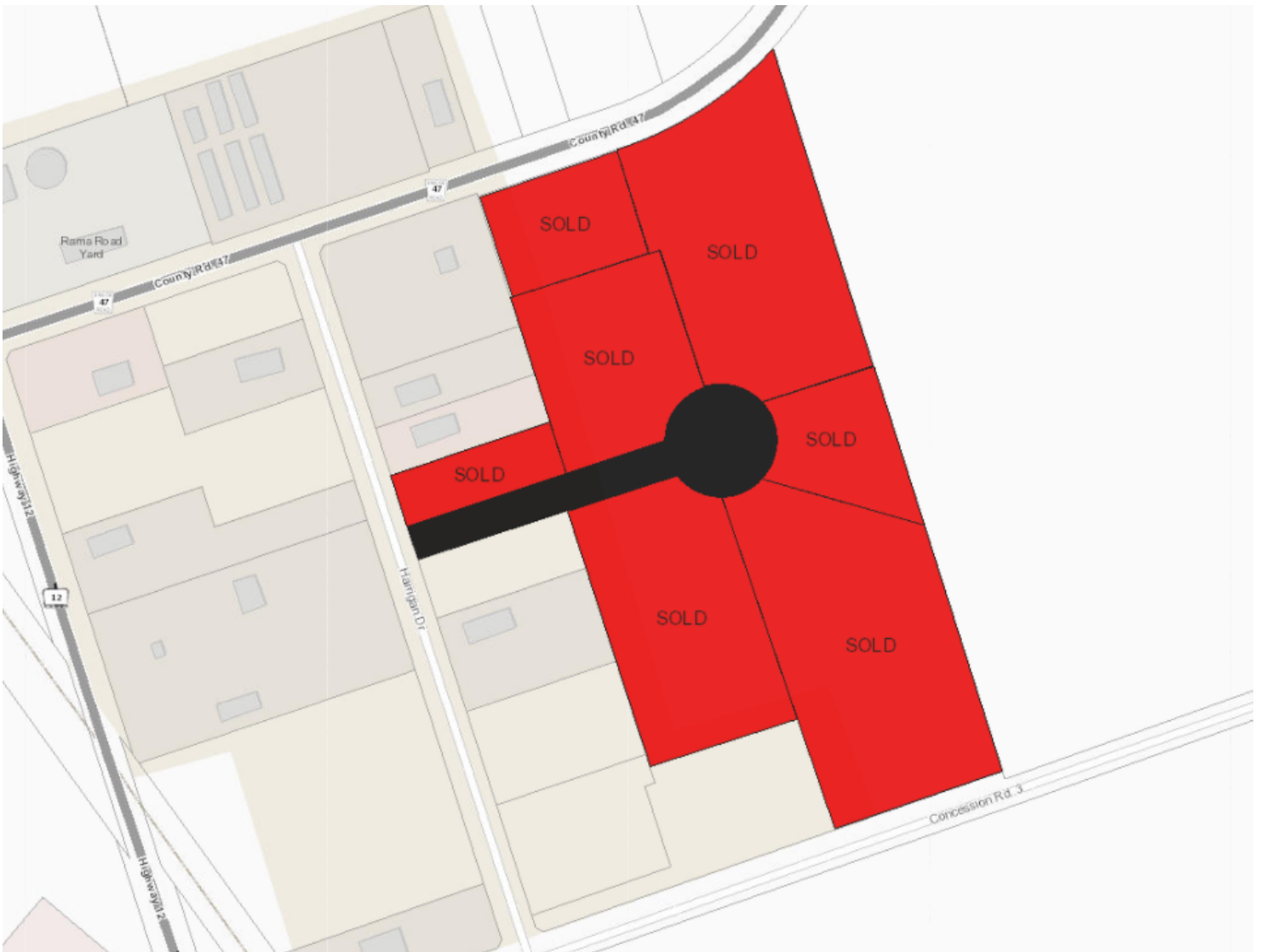
Fibre-optic Cable &  
High Speed Internet  
available



*Located at Highway 12 & County Road 47, Brechin ON*

## \$88,500.00 per acre





**Discover the difference in Ramara,  
make business and recreation  
a part of your everyday!**



# Park Details

**Municipal Water & Sanitary Sewers:** The Ramara Industrial Park is serviced by a Municipal Water System and Sewer. Some lots will require an individual pressure sewer.

**Roads:** Properties fronting on County Road 47 are serviced by a paved road maintained by the County of Simcoe. Properties fronting on Harrigan Drive are serviced by a paved road maintained by the Township of Ramara.

**Hydro One:** The property is presently serviced by two three-phase primary voltage lines on Highway 12. The higher voltage line, known as a forty-four KV line has the capacity to increase loading in the vicinity of 2,000 to 3,000 KVA. The lower distribution voltage available is 8.3KV. Individual services in blocks to a maximum of 350 to 400 KVA are available.

It is the understanding that 2,000 to 3,000 KVA equals 2,000 to 3,000 amps. A 600-volt service is standard. The above statements in regard to hydro supply are general statements and loading characteristics of individual customers would have to be assessed as inquiries are received. 208-Volt, three-phase, four-wire service is also available.

**Natural Gas:** Natural Gas is not available at this time.



# Permitted Uses

Properties within the Industrial Park are currently zoned Village Industrial-2.

Permitted uses include:

- Custom Workshop
- Light equipment sales and rental establishment
- Printing establishment
- Restricted manufacturing, processing and assembly establishment
- Service and repair establishment
- Storage and warehouse establishment
- Wholesale establishment
- Accessory dwelling
- Accessory retail commercial sale of goods manufactured, processed or assembled on the premises
- Accessory office

As well as:

- Heavy equipment sales and rental establishment
- Contactors yard
- Manufacturing, processing and assembly establishment
- Motor vehicle body shop
- Motor vehicle service establishment
- Recreational vehicle sales and service establishment
- Truck or transportation terminal
- Warehousing
- Agricultural produce warehouse
- Farm equipment and implement sales and service
- Feed mill
- Marine sales and service establishment
- Motor vehicle sales and service establishment
- School bus storage and maintenance facility
- Commercial parking lot

*\*Except in parts 1 and 2 RP 51R-19890 and Parts 1 and 2 RP 51R-20436*



# Explore the opportunities in Ramara, *make business and recreation a part of your everyday!*

- Population: 9,490 (2016 Census)
- Total Land Area: 418.8 km<sup>2</sup>
- Diverse Labour Market
- Post Secondary Education: **Georgian College** and **Lakehead University** in neighbouring City of Orillia
- The Growth Plan for the Greater Golden Horseshoe designated the Rama Road Economic Employment District within Ramara Township
- A variety of housing options to choose from, rural/agricultural areas, shoreline living, village and hamlet



**PLACES TO GROW**  
BETTER CHOICES. BRIGHTER FUTURE.

**RAMARA**  
INDUSTRIAL PARK

# Where is Brechin?



*Expand your product reach, while still remaining accessible to the GTA*

Avoid backlogs on  
Highways 400 & 401  
by using  
Highways 11, 12 & 48!



# Development Charges

On March 23, 2020 Council passed a Bylaw abating the development charges on Industrial Development in the Ramara Industrial Park . The County of Simcoe matched the Township of Ramara’s Bylaw, therefore development in the Industrial Park is only subject to School Board Development charges as outlined below.



2297 Highway 12,  
PO Box 130  
Brechin, Ontario L0K 1B0  
p.705-484-5374  
f. 705-484-0441

## January 1, 2021 DEVELOPMENT CHARGE SUMMARY - BY-LAW 6555

The charge is effective to anyone who applies for a building permit commencing January 1, 2021

	Single/Semi	Rows & Other Multi- ples	Apartment	Non- Residential Sq. Ft.	Institutional Sq. Ft.	Farm
<b>Municipal General</b>	7,186.30	5,877.74	5,583.66	<del>3.5017</del>	0.00	0.00
<b>County General</b>	9,984.00	8,278.00	5,634.00	<del>3.5100</del>	0.00	0.00
<b>School Boards TOTAL</b>	3,559.00	3,559.00	3,559.00	0.5500	0.00	0.00
<b>Total - General and School</b>	<b>20,729.30</b>	<b>17,714.74</b>	<b>14,776.66</b>	<del><b>7.5617</b></del>	<b>0.00</b>	<b>0.00</b>

### SCHOOL BOARD BREAKDOWN

School Boards PUBLIC	2,211.00	2,211.00	2,211.00	0.4100	0.00	0.00
School Boards CATHOLIC	1,348.00	1,348.00	1,348.00	0.1400	0.00	0.00

\*Dates subject to change at the discretion of Council