



Building Brechin

Shaping Tomorrow, Together.

The Township of Ramara is seeking community input on the future of two municipally owned buildings at 2287 and 2291 Highway 12 (St. Andrew's Hall and the former Standard Bank) in Brechin.



What's Happening?

Ramara Township is seeking community input on the future of two vacant municipally owned properties located at 2287 and 2291 Highway 12 in Brechin. Before making any decisions about redevelopment, partnerships, or other options, Council wants to hear directly from residents, community groups and businesses to understand their priorities, level of support, and willingness to invest in these properties.

About the Properties:

- The two buildings were purchased by the Township in 2021.
- The buildings are known locally as:
 - 2291 Highway 12 – The former Standard Bank of Canada building.
 - 2287 Highway 12 – The former St. Andrew's Hall.
- Combined, the buildings represent approximately 8,166 sq. ft. of space. Both are currently vacant.
- The properties sit immediately adjacent to Highway 12, which is under the jurisdiction of the Ministry of Transportation of Ontario (MTO).
- Both buildings do not meet current MTO setback requirements, meaning they are too close to the highway.
- **Any renovation or redevelopment (other than cosmetic or to address urgent safety concerns) would require the buildings to be moved back from the highway to meet current standards.**

Background & Current Status:

- In 2023, the Township secured funding through the Rural Economic Development (RED) program to complete preliminary engineering work and assess building conditions.
- Council subsequently authorized staff to apply for funding through the Green and Inclusive Community Buildings Program for construction. That application was unsuccessful, and at present there is no secured capital funding to redevelop the buildings.

Potential Costs:

Because both buildings sit immediately adjacent to Highway 12, they do not meet current MTO setback requirements. Any major renovation or redevelopment would require:

- Relocating the buildings further back from the highway to meet current setback standards, or
- Demolishing and rebuilding to meet the setback.

These requirements significantly affect both the cost and feasibility of any future project.

Preliminary estimates indicate costs of at least:

- \$400,000–\$700,000 to move both buildings and install new foundations
- Approximately \$160,000 for demolition of both buildings

A full scope has not yet been determined or priced.

Future Use Considerations:

Council must now decide whether to:

- Pursue a community vision for these properties (e.g. library, gathering space, cultural use);
- Partner with private or non-profit organizations to redevelop the site;
- Sell the properties; or
- Demolish and rebuild.

Each option carries different financial, cultural, and community implications.

Have Your Say!

- **Complete the Surveys:**
 - Available from October 31 to November 21, 2025
 - Online at ramara.ca/BuildingBreachin
 - Paper copies available at the Township Office and Ramara Centre.
- **Attend a Community Open House:**
 - November 18, 2025, from 3:30 to 5 p.m. or 6 to 7:30 p.m. at the Ramara Centre.
 - Learn more, ask questions, and share feedback in person.

History of the Buildings:

The St. Andrew's Hall and Standard Bank buildings have played a significant role in Brechin's commercial and community life for over a century.

St. Andrew's Hall

St. Andrew's Hall (2287 Hwy 12) has served a variety of purposes over time. According to the Ramara Historical Society, it was originally a wagon repair shop and later became a farm equipment dealership, then a car dealership, and eventually served as a parish hall for St. Andrew's Roman Catholic Church. The parish used both floors for community events. The building has been unusable for at least two decades due to its current condition.

Standard Bank Building

The Standard Bank Building (2291 Hwy 12) originally housed the Standard Bank of Canada, later becoming a branch of the Imperial Bank, which evolved into today's CIBC. CIBC relocated across the highway in the 1980s, and the building later housed a print shop, hair salon, and pizza place before becoming vacant. It still features a carved stone "Standard Bank of Canada" sign above its façade.



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