

LAForest INDUSTRIAL PARK | 22.13 ACRES



Owner	Northern Allied Supply Company Limited (NASCO)
Location	99 LaForest Road
Access to Site(s)	Highway 655 and LaForest Road
Size of Site(s) Available	22.13 Acres
Cost of Land	Determined by landowner.
Zoning	EA-12 (Medium Industrial – Class 2), Unit Class (COM – Commercial Property)
Present Use	420 – Automotive Fuel Station w/ or w/o Service Facilities (Natural Gas Storage)
Distance to Timmins Victor M. Power Airport	~11 KM
Electricity Provider	Hydro One lines present on surrounding sites.
Natural Gas Supplier	Enbridge - connectivity required at discretion of the developer. Gas lines run adjacent to property along Highway 655.
Telecommunications & High-Speed Fibre Optics	Bell, NorthernTel, Eastlink, Ontera
Water Service	Well Water
Sewer Service	Currently serviced by one septic bed used by NASCO.
Development Charges	No development charges on new projects.
Building Permit Fees	Dependent on required development. For detailed information see Schedule "F" of the city of Timmins By-Law No. 2016-7778.
Site Plan Control Application Fee	\$1,350.00 (Minor) & \$1,550.00 (Major). For detailed information see Schedule "E" of the City of Timmins By-Law No. 2017-8027.

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