

HWY 101W AND JAGUAR DRIVE INDUSTRIAL PARK | 18.4 ACRES



Owner	Lidanri Holdings Inc.
Location	Highway 101 West & Jaguar Drive North
Access to Site(s)	Highway 101 West & Jaguar Drive North
Size of Site(s) Available	22.55 Acres
Cost of Land	Priced by land owner.
Zoning	EA-CH (Highway Commercial)
Present Use	Vacant
Distance to Timmins Victor M. Power Airport	~16 KM
Electricity Provider	Hydro One. Connectivity required at discretion of developer. Hydro lines up to lot line.
Natural Gas Supplier	Enbridge. Connectivity required at discretion of developer. Gas line is up to the lot line.
Telecommunications & High-Speed Fibre Optics	Bell, NorthernTel, Eastlink, Ontera
Water Service	One of the sites is serviced by well water. Remaining sites are (can be) serviced by municipal water.
Water Rates	\$114.47 (0 to 72,737 L), \$1.53 / ML (Over 72,737)
Sewer Service	Unavailable and septic required at the discretion of the developer.
Wastewater Rates	112.49% of Water Rates
Development Charges	No development charges on new projects
Building Permit Fees	Dependant 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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