

MCBRIDE INDUSTRIAL PARK | 83.11 ACRES



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| Owner | City of Timmins |
| Location | McBride Street |
| Access to Site(s) | McBride Street North, St. Jean St, & Government Road North |
| Size of Site(s) Available | 83.11 Acres |
| Cost of Land | \$63,500 / Acre |
| Zoning | EA-CH (Highway Commercial) |
| Present Use | Vacant Land |
| Distance to Timmins Victor M. Power Airport | ~13 KM |
| Electricity Provider | Hydro One. Connectivity required at discretion of developer. Hydro lines present on surrounding sites. |
| Natural Gas Supplier | Enbridge. Connectivity required at discretion of developer. Gas lines run adjacent to property on McBride Street North and across the street on Government Road North. |
| Telecommunications & High-Speed Fibre Optics | Bell, NorthernTel, Eastlink, Ontera |
| Water and Sewer Service | Available and require installation at discretion of developer. |
| Water Rates | \$114.47 (0-72,737 L), \$1.53/ML (Over 72,737 L) |
| Wastewater Rates | 113.07% 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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