

70.68 ACRES

Mixed-Use Development Opportunity



 **CUSHMAN & WAKEFIELD**
Capital Markets

FOR SALE

3800 LONGFORD MILLS ROAD, 6307 & 6434 CHURCH ROAD, RAMARA

INVESTMENT HIGHLIGHTS



Prime Waterfront Location

The subject Property is located along the western shore of Lake St. John in the Township of Ramara. With more than 3,300 feet of shoreline, the Property presents an exceptional opportunity to secure a large site in a prime waterfront location. Ramara is located northeast of the Town of Orillia, and the Property is located approximately 10-kilometres north of Highway 12. The general area is served by several major transportation routes including Highway 400, Highway 11 and Highway 169 making it easily accessible from the Greater Toronto Area to the south, Muskokas to the north and Kawartha Lakes to the east. The closest regional centre to the Property is the City of Barrie, 50-kilometers to the southwest.



Poised for Growth

Communities in southern Ontario that have traditionally seen seasonal increases in population have become some of the fastest growing in terms of permanent population due to the high quality of life and recreational amenities offered. This trend is expected to continue as GTA homebuyers continue to seek options outside the 416/905 areas. Furthermore, Simcoe County (including Barrie) is projected to grow to over 900,000 residents by 2051. In addition to permanent residents, employment in Simcoe County is also projected to grow to 374,000 by 2051, due to a combination of lower real estate costs, access to markets and a strong transportation network.



Favourable Land Use Planning Designations

The Property currently has three major zoning categories present on the Site, including Village Industrial on the south portion, Village Residential/Commercial/Institutional (holding zone) on the middle portion and Rural on the north portion of the lands. Combined, these designations allow for a wide range of residential, commercial, and recreational uses. At nearly 70 acres in size, the Property can accommodate a mixed-use development of scale, or a combination of uses on a phased basis.

PROPERTY DETAILS

Address	3800 Longford Mills Road, 6307 & 6434 Church Road
Municipality	Simcoe
Township	Ramara
PINs	<p>3800 Longford Mills Rd: 586950378</p> <p>6307 Church Rd: 586950123</p> <p>6434 Church Rd: Part of 586950389</p>
Legal Description	<p>6434 Church Rd: PT LT GORE B CON BF RAMA AS IN RAM5684 (EIGHTHLY) EAST OF RAILWAY LANDS & (FIRSTLY); PT LT 16 CON BF RAMA; PT LT 17 CON BF RAMA AS IN RAM5684 (FOURTHLY) EXCEPT PT 5, 51R23718; PT LT 18 CON BF RAMA AS IN RAM5684 (FIFTHLY) & (NINTHLY); PT RDAL BTN LTS 17 & 18 CON BF & LT GORE B CON BF RAMA IN RAM5684 (THIRDLY) CLOSED BY UNREGISTERED BYLAW NO 52 EXCEPT SHORE RDAL ABUTTING LTS 16 & 17 CON BF RAMA; S/T RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER RO861103 ; RAMARA</p> <p>3800 Longford Mills Rd & 6307 Church Rd: PT LT GORE A CON BF RAMA AS IN RAM5684 (SEVENTHLY) E OF RAM583; S/T RIGHTS IN RO1147167 ; RAMAR</p>
Land Size	<p>3800 Longford Mills Road: 32.55 acres / 13.17 hectares</p> <p>6307 Church Road: 33.21 acres / 13.44 hectares</p> <p>6434 Church Road: 4.92 acres / 1.99 hectares</p> <p>Total: 70.68 acres /28.56 hectares</p>
Frontage - Land	Approx. 4,402 ft
Frontage - Water	Approx. 3,300 ft
Zoning	<p>3800 Longford Mills Road: Village Industrial (VID)</p> <p>6307 Church Road: Village Residential (VR), Village Commercial (VC), Village Institutional (VIN-[H])</p> <p>6434 Church Road: Village Residential (VR), Village Commercial (VC), Village Institutional (VIN-[H]), Rural (RU)</p>
Current Improvements	The Property is currently improved with the following: Two Office Buildings, Boiler House, Electrical Substation, Storage Facility, Storm Water Tank, Waste Water Treatment Facility, and a Pump House.



LOCATION OVERVIEW

Simcoe County

Simcoe County is situated in central Ontario and is bordered by Lake Simcoe to the east. It covers a substantial area, including a mix of urban, suburban, and rural regions. The county is known for its varied geography, which includes farmland, forests, and numerous lakes, rivers and recreational opportunities.

The most populous city in the county is Barrie, which is also the largest city in the region with approximately 150,000 residents. Barrie serves as the economic, cultural, and administrative hub of the county.

Simcoe County is made up of a number of municipalities, each with its own local government. Other municipalities in Simcoe county include Ramara, Orillia, Midland, Collingwood, Innisfil, Bradford West Gwillimbury, Essa, New Tecumseth, Clearview, Springwater, Tiny, Tay, Adjala-Tosorontio, Oro-Medonte, Severn and Penetanguishene. As of the 2021 census, the total population of Simcoe County was 533,169 residents.

Simcoe County has a diversified economy, with sectors such as manufacturing, agriculture, tourism, and healthcare playing significant roles. Lake Simcoe and Georgian Bay are popular tourist destinations in the summer months, offering opportunities for water-related activities as well as golf at the county's numerous resorts and courses. In winter, the area is also known for its ski resorts, with Collingwood being a regional destination for snow sports.

- » Growth Outlook: According to the Places to Grow Act, Simcoe County is forecast to increase its population to over 900,000 residents by 2051, an increase of more than 368,000 residents, or nearly 70%. Pricing pressures in the Greater Toronto and Hamilton Area have caused many residents to purchase homes in Simcoe County, with additional growth fueled by the settlement of retirees, second home owners, and tourism. Furthermore, Barrie is a major regional centre with higher-than-average employment growth which positions the county's other municipalities within a desirable commuter shed.

Township of Ramara

Ramara covers an area of approximately 375 square kilometers along the eastern and northern shores of Lakes Simcoe and Couchiching in the heart of cottage country. Ramara includes several communities including Atherley-Uptergrove, Brechin, Cooper's Falls, Gamebridge, Lagoon City, Longford Mills, Sebright, Udney and Washago. These communities offer a mix of year-round and seasonal residences, catering to a diverse population. The general area is known for public beaches, cottage rentals, summer resorts, sporting activities, retirement and resort communities, as well as Casino Rama.



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AREA AMENITIES

Fern Resort



Cheifs Island



Friday Harbour



Downtown Orillia



Casino Rama



Muskoka Bay Resort



Gravenhurst



Tailwinds Bar & Grill - Lake St John



LAND USE DESIGNATION SUMMARY

Simcoe County Official Plan	Settlements, Greenlands, Rural
Township of Ramara Official Plan	Village, Rural
Ramara Zoning By-law 2005.85	VID - Village Industrial
	VR-H - Village Residential
	VC-H - Village Commercial
	VIN-H- Village Institutional (Holding Provision)
	RU - Rural



The Property is subject to land use planning policies and at the county and township level. The Site has a split zoning that includes industrial, institutional, commercial and residential zones. This offers many options from a redevelopment standpoint, as there are a wide range of uses permitted within each classification. All areas of the Property zoned VR/VC/VIN are subject to a special holding provisions for future development areas, and as such redevelopment cannot proceed until studies and approvals required by the Official Plan have been completed to the satisfaction of the Township. Additionally, the Property’s situation at the periphery of the Rama Road Special Development Area suggests a possibility for potential redesignation for recreational and/or mixed-use development.

Uses permitted within each zone are summarized as follows:

VID - Village Industrial Zone	VIN - Village Institutional Zone	VC - Village Commercial Zone	VR - Village Residential Zone
<ul style="list-style-type: none"> » Custom Workshop » Light equipment sales & rentals » Printing establishment » Restricted manufacturing, processing, and assembly establishment » Service & repair establishment » Wholesale establishment » Accessory dwelling » Accessory retail commercial sale of goods manufactured, processed or assembled (max 20% gfa) » Accessory office (max 10% gfa) » Uses accessory to a permitted use 	<ul style="list-style-type: none"> » Active recreation » Cemetery » Hospital » Individual care facility » Library » Medical office, centre or clinic » Museum » Passive recreation » Place of Assembly » Place of worship » School » Uses accessory to a Permitted Use 	<ul style="list-style-type: none"> » Business, professional & administrative office » Commercial parking lot » Convenience retail, Dwelling units located above the first storey » Eating establishment » Financial institution » Funeral home » Hotel or motel » Individual care facility » Marina & boat storage facility » Marine sales and service establishment » Medical, office, clinic » Motor vehicle sales and service Motor vehicle service station » Motor vehicle fuel bar Motor vehicle rental » Personal service establishment » Place of entertainment » Place of assembly » Place of recreation » School Taxi/bus terminal » Accessory dwelling 	<ul style="list-style-type: none"> » Detached dwelling » Multiple Dwellings » Home occupation including Bed and Breakfast Establishment » Lodging or Boarding House » Individual Care Facility » Garden Suite » Passive Recreation » Boat House, boat dock, shorewall » Uses accessory to a Permitted Use <p>Maximum lot coverage: 30%</p> <p>Maximum building height: 10m</p>
<p>Maximum lot coverage: 40%</p> <p>Maximum building height: 10m</p>			



DISCLAIMER

Stepan Canada Sales Inc., as current tenant of, and holder of a right to take title to, gives C&W the sole and exclusive authority to represent the Seller in the sale of the Property. The Seller is the current long-term tenant of the Property, and the Seller has a right to take title to the Property and has the ability to enter into an agency relationship with C&W as confirmed in a letter agreement signed by the Seller and Domtar Inc., the current title holder, dated August 14th, 2023.

SUBMISSION GUIDELINES

The current owner, holding legal title to the Property is Domtar Inc. ("Domtar"). By virtue of letter agreement dated August 14, 2023, Domtar has authorized Stepan Canada Sales Inc. ("Stepan"), a current tenant of, and holder of a right to take title to the Property, to sell the Property on Domtar's behalf. In so doing, Stepan has been authorized by Domtar to appoint C&W as the sole and exclusive listing agent to represent Stepan in the sale of the Property, which sale is subject to the ultimate approval of Domtar.

PRICE

The Property is offered for sale on an unpriced basis.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Reilly Hayhurst, Mike Murray, Dan Rogers & Jeff Lever

Cushman & Wakefield ULC
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