

Nipawin South Industrial (2020 Data)

Size of available lot: 25.1 acres

Location of site: 1001 James Street, Block A Plan 101508555

Cost of land: \$8,000 per acre

Annual taxes: \$2,377

Site Access: James Street, not fully developed

Contact information:

Jeff Hrynkiw, Land Planning Advisor

Office: 306-862-9866

Fax: 306-862-3076

Cell: 306-230-6778

E-mail: j.hrynkiw@nipawin.com

Website: www.nipawin.com

Address: 210 Second Avenue East, PO Box 2134, Nipawin, SK S0E 1E0



Site incentives for development:

- New Business Tax Incentive – tax exemption for four years including both municipal and school taxes for new business
- Commercial Renovation Policy for Existing Vacant Buildings

Permits required: Development and Building Permits will be required for any new undertaking or use. Permits can be found at www.nipawin.com or by contacting the Town Office.

Lot description and features of land: Majority is wild grass, treed to the north with embankment

Zoning: M2, Limited Service Industrial

Permitted Uses: Indoor Storage and Rental Facilities; Industrial equipment storage, sales and maintenance; parking lot; public garages; railways and ancillary facilities; warehouses and storage yards. Possibility to Rezone: This property could be rezoned by submitting a request to council. If council approves to consider rezoning it, administration will prepare the bylaw and public notices. This process usually takes one month. The minimum cost to rezone land is \$600.00.

Nearby industries: Fertilizer, Ag Processing, Mining, Other Manufacturing.

Proximity to cities & towns/ Labour force in area:

Within Nipawin city limits, Labour force of 1935 (2016)

Melfort: 90 km, Labour force of 2965 (2016)

Tisdale: 60km, Labour force of 1535 (2016)

| Services Available | |
|----------------------|----------------------------------|
| Power | Phase 3 - 250m away |
| Water | Well could be established |
| Waste Water | Sewage tanks can be established |
| Gas | Gas pipeline is adjacent to site |
| Rail | Unknown |
| Roads | 250m away |
| Telecommunications | Unknown |
| Firefighters | Yes |
| Geotechnical summary | No |
| Hydrological survey | No |

Other Notes: The Town of Nipawin would like to see several businesses in this area as an Industrial Park. Single large operations will be considered however. Reports have been prepared that extend town water and sewer to the area.

Nipawin Nipawin Road West (2020 Data)

Size of available lot: 0.34 acres

Location of site: Nipawin Road West (Lot 1 & 2 Block 9 Plan CE740)

Cost of land: \$17,500 for both

Annual taxes: As is \$1,915.00 x 2 but both lots will be combined.

Site Access: Nipawin Road West or Kingsway Drive.

Contact information:

Jeff Hrynkiw, Land Planning Advisor

Office: 306-862-9866

Fax: 306-862-3076

Cell: 306-230-6778

E-mail: j.hrynkiw@nipawin.com

Website: www.nipawin.com

Address: 210 Second Avenue East, PO Box 2134, Nipawin, SK S0E 1E0



Site incentives for development:

- New Business Tax Incentive – tax exemption for four years including both municipal and school taxes for new business
- Commercial Renovation Policy for Existing Vacant Buildings

Permits required: Development and Building Permits will be required for any new undertaking or use. Permits can be found at www.nipawin.com or by contacting the Town Office

Lot description and features of land: Flat with grass and some tree cover

Zoning: M2, Limited Service Industrial District

Nearby industries: Welding Shop, Railway, Ag Bin Manufacturer.

Proximity to cities & towns/ Labor force in area:

Within Nipawin city limits, Labour force of 1935 (2016)

Melfort: 90 km, Labour force of 2965 (2016)

Tisdale: 60km, Labour force of 1535 (2016)

| Services Available | |
|----------------------|-----------------------|
| Power | Yes, At property line |
| Water | No. |
| Waste Water | No. |
| Gas | Yes, At property line |
| Rail | Unknown |
| Roads | Adjacent |
| Telecommunications | Yes, At property line |
| Firefighters | Yes |
| Geotechnical summary | Required |
| Hydrological survey | No |

Other Notes:

Nipawin Highway 35 (2020 Data)

Size of available lot: 1.52 acres

Location of site: Highway 35 (Lot 4 Block 1 Plan 64PA15457)

Cost of land: \$30,000

Annual taxes: As is \$2,100

Site Access: would need to be established from highway 35 or joint access from property to the north.

Contact information:

Jeff Hrynkiw, Land Planning Advisor

Office: 306-862-9866

Fax: 306-862-3076

Cell: 306-230-6778

E-mail: j.hrynkiw@nipawin.com

Website: www.nipawin.com

Address: 210 Second Avenue East, PO Box 2134, Nipawin, SK S0E 1E0



Site incentives for development:

- New Business Tax Incentive – tax exemption for four years including both municipal and school taxes for new business
- Commercial Renovation Policy for Existing Vacant Buildings

Permits required: Development and Building Permits will be required for any new undertaking or use. Permits can be found at www.nipawin.com or by contacting the Town Office

Lot description and features of land: Flat with grass and some tree cover

Zoning: C2, Highway Commercial

Nearby industries: Co-op Ag, Co-op Grocery, Tim Hortons.

Proximity to cities & towns/ Labor force in area:

Within Nipawin city limits, Labour force of 1935 (2016)

Melfort: 90 km, Labour force of 2965 (2016)

Tisdale: 60km, Labour force of 1535 (2016)

| Services Available | |
|----------------------|----------|
| Power | <200m |
| Water | No. |
| Waste Water | No. |
| Gas | <200m |
| Rail | No. |
| Roads | Adjacent |
| Telecommunications | <200m |
| Firefighters | Yes |
| Geotechnical summary | No |
| Hydrological survey | No |

Other Notes:

