



SMOOTH
ROCK
FALLS



NEAR
NORTH
INDUSTRIAL
CENTRE



INTRODUCING THE NEAR NORTH INDUSTRIAL CENTRE

GET 90% REBATE PLUS MANY OTHER INCENTIVES

TABLE OF CONTENTS

<i>Letter from the Mayor</i>	3
<i>Introduction to The Near North Industrial Centre</i>	4
<i>Spotlight on DBI</i>	14
<i>Smooth Rock Falls Workforce</i>	15
<i>About Smooth Rock Falls</i>	16
<i>Your Smooth Rock Falls Team</i>	25
<i>Industrial Park and Lot Purchase</i>	26
<i>Important Links</i>	27
<i>Contact</i>	28

DEAR BUSINESS OWNERS AND INVESTORS,

SMOOTH ROCK FALLS is a vibrant northern community that has been home to generations of business owners and tradespeople who value the lifestyle Ontario's north has to offer. We have a rich history in the Forestry and Energy sectors.

Established in 1916, Smooth Rock Falls lies on the Mattagami River, which was historically used to float millions of logs downstream to mills. The town's location made it an ideal area for the development of hydroelectric power and other natural resources in Northern Ontario.

Today, the town has diversified its economy with investments in health care, social services, education, and an industrial park. Located in the heart of Cochrane District, Smooth Rock Falls is idyllically located on the Mattagami River at the centre of Northeastern Ontario. The town is located on Highway 11 and the Ontario Northland Railway, within 100km of 4 regional airports and at the southern end of the Wetum Winter Road ending at the port of Moosonee.

The regional trading area includes more than 25,000 private dwellings and over 2,000 employer businesses including schools, hospitals, hydro stations and private ventures.

Introducing the Near North Industrial Centre

THE NEAR NORTH INDUSTRIAL CENTRE is an industrial park that will be conveniently located close to Hwy 11, the Mattagami River and railroad tracks making it easily accessible to many different transportation options. We also offer comprehensive and generous incentives for new businesses and residents because we know that supporting your business and your family will bring prosperity to the whole region.

If you are a business owner and entrepreneur who is looking for a place to call home, for your business, your employees and you, read on!

What will you find in Smooth Rock Falls itself?

A small town with a deep history, a majority bilingual population, all the best modern amenities and a lifestyle that is hard to beat. Exceptional housing prices are great for families. You'll also find incredible 4-season leisure activities right on your doorstep.

To learn more about life in our corner of Northeastern Ontario and to find out more about the Near North Industrial Centre and our financial incentives, please contact the Town of Smooth Rock Falls at townhall@townsrf.ca or (705) 338-2717.

I hope you will come to discover for yourself how the near north is near perfect. Our community will be even more perfect, with your business located here!

Sincerely,



Mayor Sue Perras
sue.perras@townsrf.ca

FROM THE

MAYOR



NEAR NORTH INDUSTRIAL CENTRE PLAN



NEAR
NORTH
INDUSTRIAL
CENTRE

ONE KEY ITEM that was identified in the Town of Smooth Rock Falls' official plan was exploring options and opportunities in the industrial sectors. In February 2018, the Town of Smooth Rock Falls purchased 27.01 acres of brown field land (previous Tembec land) and the Town is now engaged in the development of a new 9.57-hectare Industrial Park that will be located on that land. The park will have 12 lots.

The Town intends to offer “turn-key” lots complete with services including water, wastewater, electrical, natural gas and telecommunications as well as providing rough grading of the lots.



Near North Industrial Centre Conceptual Plan

The Town has been working hard to get the development of the park underway.

As of May 2021, the following items have been completed for the remaining 11 lots:

- **Environmental Site Assessment**
Completed a Phase I and Phase II Environmental Site Assessment (ESA) and Remedial Excavation of the site.
- **Building Assessment “Green Building” on Lot 6**
In May 2019, J.L. Richards completed a Building Condition Assessment Report of the Green Building.
- **Conceptual Design**
In December 2019, J.L. Richards completed the Preliminary Design Report for the Industrial Park.
- **Water Model**
In 2020, J.L. Richards completed the Water Model for the Industrial Park.
- **Schedule B Municipal Class Environmental Assessment**
- **Topographic Civil Survey and Geotechnical Investigation**

The Town is presently working to complete:

- **Detailed Design** *(Underway)*
- **Environmental Compliance Approval** *(2021-2022)*

The construction for the development of the proposed Near North Industrial Centre is anticipated to start in 2021.

With the Town’s Community Improvement Plan (CIP) grant program, a business could be eligible to rebates of up to 90% of the purchase price, tax grants, and many more incentives for each of the planned 12 lots.



Facing North, View of the future Near North Industrial Centre



**NEAR
NORTH
INDUSTRIAL
CENTRE**

Smooth Rock Falls is home to the lowest Industrial Tax Rate in Ontario, at 0.01195176

DESCRIPTION & PRICING OF THE 12 CONCEPTUAL LOTS



NEAR
NORTH
INDUSTRIAL
CENTRE

LOT	STATUS	AREA (acres)	AREA (hectares)	FRONTAGE (m)	DEPTH (m)	SALE PRICE
1	Vacant	1.5	0.6	60.0	83.0	\$27,000
2	Vacant	1.5	0.6	75.2	83.0	\$27,000
3	Vacant	1.8	0.7	75.2	88.5	\$32,400
4	Vacant	1.5	0.6	57.9	92.5	\$27,000
5	Vacant	1.3	0.5	99.9	52.2	\$23,400
6	Steel pre-engineered 5,124 square foot building	2.3	0.9	A=62.8	99.9	\$150,000
7	Vacant	1.3	0.5	91.9	62.2	\$23,400
8	Vacant	1.4	0.6	84.9	67.1	\$25,200
9	Vacant	1.5	0.6	84.3	75.0	\$27,000
10	Vacant	1.7	0.7	86.1	80.4	\$30,600
11	Vacant	1.7	0.7	A=58.7	58.7	\$25,200
12	Vacant	1.6	0.6	A=49.7	68.4	\$24,000

SOLD!



PLEASE NOTE: LOTS WILL BE FULLY SERVICED AS OF 2022

Services include: Water, Sewer, Fibre Optic Connectivity, Natural Gas, Electricity

ZONING

The industrial park is zoned 'General Industrial (M2) Zone' which permits a broad range of industrial uses, including all permitted uses of the 'Light Industrial-Commercial (M1) Zone'. Those permitted uses of the 'M1 Zone' are subject to the zone requirements of the 'M1 Zone'.

The following is a summary of the permitted uses of the 'M1' and 'M2' Zone:

GENERAL INDUSTRIAL (M2) ZONE	LIGHT INDUSTRIAL-COMMERCIAL (M1) ZONE
<ul style="list-style-type: none"> • Agri-food processing; • Asphalt plant; • Custom workshops; • Farm machinery sales and service; • Fuel storage tank; • Heavy equipment sales and service; • Manufacturing, processing, assembling, warehousing, or wholesaling use in wholly enclosed buildings which do not emit obnoxious sounds, odour, dust, vibrations, fumes, or smoke; • Mobile and modular homes construction and sales; • Public utility service yard, or electric generating, receiving, or transforming station; • Recreational vehicles sales and service; • One (1) dwelling unit, either attached or detached, accessory to and on the same lot as a permitted industrial use; and • Uses accessory to the foregoing. 	<ul style="list-style-type: none"> • Automatic car wash; Automobile service stations; • Building supply centres; • Cash and carry heavy goods stores; • Commercial garages; Bus garages; • Contractor's yard; • Fairgrounds; Farmers' markets; • Garden supply centres; • Hotels, motels, and motor inns; • Lodging camp; • Maintenance garage; • Offices; • Parking lot; • Places of entertainment, recreation, and assembly; • Private clubs; • Research Facility; • Restaurants - Drive-in; Take-out; • Retail stores; Alcoholic beverage retail outlets; Antique or craft shops; • Self-service laundromats; • Service industrial uses; • Transportation terminals; • Veterinary establishments; • One (1) dwelling unit, either attached or detached, accessory to, and on the same lot as a permitted use; and • Uses accessory to the foregoing.



ZONING

	GENERAL INDUSTRIAL (M2) ZONE	LIGHT INDUSTRIAL- COMMERCIAL (M1) ZONE
	REQUIREMENTS	REQUIREMENTS***
Lot Area	No minimum*	696.8 m2 (7,500 ft2)
Lot Frontage	No minimum*	19.8 m (65 ft)
Lot Depth	No minimum	30.5 m (100 ft)
Front Yard**	15.2 m (50 ft)**	12.1 m (40 ft)
Rear Yard**	7.6 m (25 ft)**	9.1 m (30 ft)
Exterior Yard**	15.2 m (50 ft)**	3.0 m (10 ft)
Interior Yard**	7.6 m (25 ft)**	3.0 m (10 ft)
Building Height (max)	12.1 m (40 ft)**	10.7 m (35 ft)
Lot Coverage (max)	No maximum	40%
Landscaped open space	10%	No minimum

* With municipal water and sewer

** Abutting Industrial Zone

*** Additional provisions apply to Hotels, Motor Inns, Motels, Open Storage, Automobile Service Stations and Commercial Garages.



NEAR
NORTH
INDUSTRIAL
CENTRE



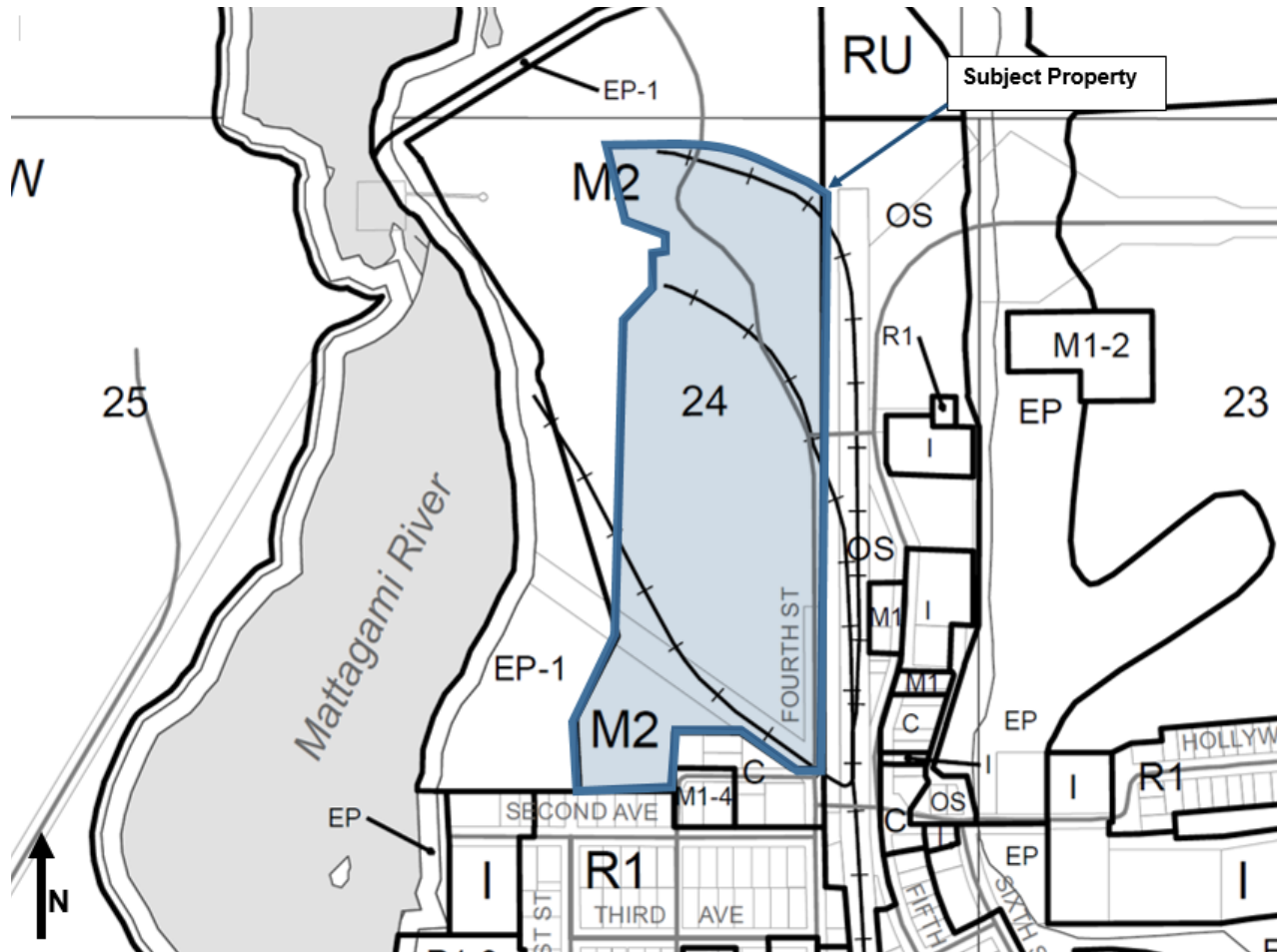
ZONING MAP OF NEAR NORTH INDUSTRIAL CENTRE

For more information, please visit our website:

<https://www.smoothrockfalls.ca/doing-business-here/available-property-2/industrial-park/>



NEAR
NORTH
INDUSTRIAL
CENTRE



HOW TO PURCHASE A LOT

Interested parties must submit a proposal to the Town of Smooth Rock Falls outlining their application to purchase one or more of the lots.

Factors which the Town will consider when choosing a successful Proponent for the Industrial Land include, but will not be limited to:

1. Any conditions included in the Proposal by the Proponent;
2. The Commercial/Industrial use the Proponent intends to carry out on the Industrial Land;
3. The Proposal may include a completed Community Improvement Plan (CIP) Incentive Application
4. The estimated number of full-time employees the Proponent expects to employ with Commercial/Industrial use carried out on the Industrial Land, with evidence to support said estimate;
5. The estimated square footage and number of stories of any and all proposed structures intended to be built on the Industrial Land;

6. Demonstrated experience in the proposed Commercial/Industrial use and details thereof;

The preceding list of criteria represents areas which are to be specifically addressed in the Proposal. The Town will not be limited to these considerations. Other considerations not specifically listed above will also be considered. The order in which the criteria are listed does not indicate the weighting of the evaluation.

Please visit our website for information about how to submit a proposal:

<https://www.smoothrockfalls.ca/doing-business-here/available-property-2/industrial-park/>

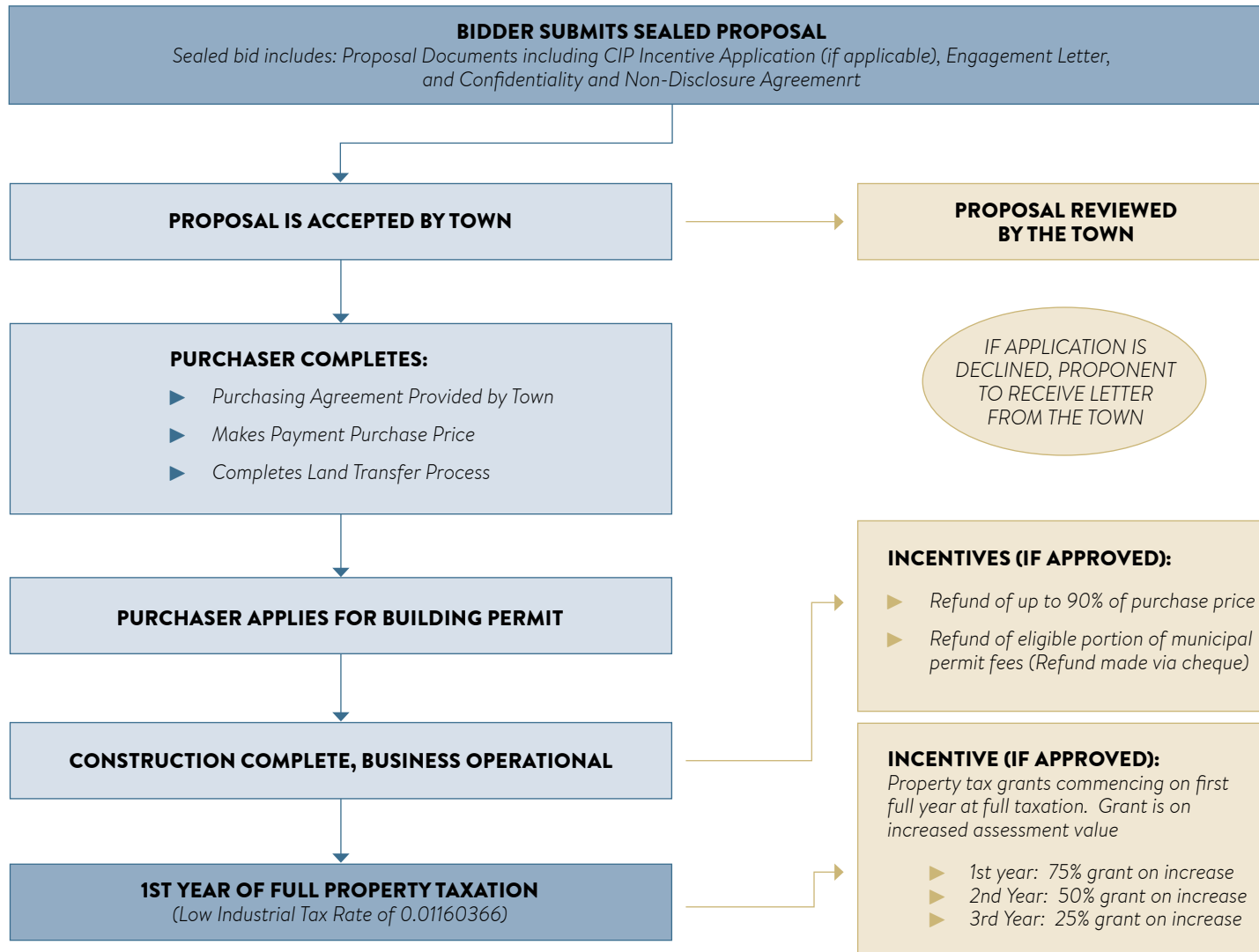


**NEAR
NORTH
INDUSTRIAL
CENTRE**



PURCHASING BY RFP - FLOW CHART

The following chart that demonstrates how the process works for purchasing one of the industrial park lots.



GENEROUS FINANCIAL INCENTIVES INCLUDE REBATES OF UP TO 90% OF THE PURCHASE PRICE

To encourage development, Smooth Rock Falls has a generous financial incentive program through the Town's Community Improvement Plan (CIP) grant program to help new and existing businesses develop and renovate their properties and businesses.

The purchasers of an industrial lot may be eligible for Community Improvement Plan Incentives, including:

- Reimbursement of up to 90% of the purchase price; 3-year tax incremental grant;
- Loan guarantee of up to 50 per cent of construction costs up to a maximum of \$500,000;
- Permit fee rebates (building permit, signage, demolition, and landfill).

The complete CIP plan is available on our website at:
www.smoothrockfalls.ca/wp-content/uploads/2017/04/SRF-CIP-2014-09-11-as-adopted.pdf



NEAR
NORTH
INDUSTRIAL
CENTRE





**NEAR
NORTH
INDUSTRIAL
CENTRE**

OTHER GENEROUS FINANCIAL INCENTIVES

Municipal Application/Permit Fees Rebate	<ul style="list-style-type: none"> • <i>Building Permit Fees: up to 50% reduction in building permit fees; up to a maximum of \$2,500</i> • <i>Signage Permit Fees, Demolition Permit Fees: up to 100% reduction in permit fees; up to a maximum of \$500 for each type of permit</i> • <i>Landfill Fees: up to 50% rebate of landfill fees; up to a maximum of \$500</i>
Tax Increment Grant Program	<p><i>For eligible non-residential properties:</i></p> <ul style="list-style-type: none"> 75% rebate in year 1 50% rebate in year 2 25% rebate in year 3
Loan Guarantee Program – Non-residential	<i>Loan guarantee of up to 50% of construction costs up to a maximum of \$500,000</i>
Economic Development Incentive Program	<i>Loan or grant up to a maximum of 15% of eligible costs up to a maximum of \$1,000,000</i>
Municipal Property Acquisition and Sale Program	<i>Up to maximum of 90% below market value; serviced land in town and on the golf course</i>
Architectural / Engineering Design Grant Program	<i>Provides a matching grant of up to the lesser of, 50% of eligible costs or \$1,000, for architectural services, engineering consulting or planning consulting services related to site development or redevelopment and other eligible improvements.</i>
Signage Improvement Grant Program	<i>Provides a matching grant of up to the lesser of, 50% of eligible costs or \$2,000, for improvements to signage or the placement of new building or free-standing signage.</i>
Façade Improvement Grant Program	<i>Provides a matching grant of up to the lesser of, 50% of eligible costs or \$4,000, for improvements to the front or corner façade of existing commercial buildings.</i>
Accessibility Improvement Grant Program	<i>Provides a matching grant of up to the lesser of, 50% of eligible costs or \$5,000, for accessibility improvements (such as wheelchair ramps and automatic doors).</i>
Parking Area and Landscaping Improvement Grant Program	<i>Provides a matching grant of up to the lesser of, 50% of eligible costs or \$4,000, for site improvement works/materials (such as resurfacing/line painting, street furniture, and landscaping materials and labour).</i>

SPOTLIGHT ON DBI DIESEL INC. NEAR NORTH INDUSTRIAL PARK'S ANCHOR TENANT

In June 2021, DBI Diesel Inc. purchased Lot 6, the Near North Industrial Park's largest lot, becoming the park's first tenant.

DBI Diesel Inc., established in 2019, is an experienced modern diesel maintenance and repair outfit. DBI has a wealth of experience working with heavy equipment and transport mechanics providing quality diagnostic and engine repairs.



Other services provided by DBI Diesel Inc. include fleet and heavy equipment maintenance services.

DBI Diesel Inc. aims to vastly expand its current business model and create new jobs in Smooth Rock Falls. DBI has secured contracts with large multi-national corporations and hopes to substantially grow its business in its new location. Diagnostics and calibrations are a growing market due to modernization and evolving technology. Presently, there are a limited number of technicians in the area to answer this demand.

Its new home in the Near North Industrial Park allows DBI Diesel to offer a power output testing facility including a chassis dynamometer which will set them apart from the local competition.

As a mining, forestry and shipping hub, Smooth Rock Falls new industrial park offers the perfect location to house this growing business and we are thrilled to have DBI as our newest tenant!

Contact:

Dave Bernier
59 Dupont St., Smooth Rock Falls, ON
davebernier1@me.com
705-335-1400



NEAR
NORTH
INDUSTRIAL
CENTRE





**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

SMOOTH ROCK FALLS WORKFORCE:



KEY SECTORS BY INDUSTRY:

- ▶ HEALTH CARE & SOCIAL ASSISTANCE
 - ▶ RETAIL TRADE
 - ▶ MANUFACTURING
- ▶ EDUCATIONAL SERVICES
 - ▶ AGRICULTURE
 - ▶ FORESTRY



MEDIAN INCOME:

\$67,126

AVERAGE INCOME:

\$74,398



560

A labour force of 560 talented individuals offers strength in public administration, health and education, trades, and transportation.



RECRUITMENT SUCCESS STORY:

IN THE PAST YEAR, the Town of Smooth Rock Falls has been very successful at recruiting employees. In 2019, the Town successfully hired our Director of Public works from 22 qualified applications from residents all over Ontario. In 2020, the Town's job posting for General Labourer received 51 applications within a week; most applications were from the region and we hired 1 full-time and 2 part-time positions.

KEY SECTORS



BY OCCUPATION:

- ▶ EDUCATION, LAW AND SOCIAL, COMMUNITY & GOVERNMENT SERVICES
- ▶ TRADES, TRANSPORT & EQUIPMENT OPERATORS
- ▶ HEALTH
- ▶ NATURAL RESOURCES, AGRICULTURE & RELATED PRODUCTION
- ▶ MANUFACTURING & UTILITIES



MEDIAN AGE:

55

57%

OF RESIDENTS HAVE A POSTSECONDARY CERTIFICATE, DIPLOMA OR DEGREE



POPULATION BY GENDER:



50%
female

50%
male



LABOUR FORCE:

47%

PARTICIPATION

43%

EMPLOYMENT

8.5%

UNEMPLOYMENT

ABOUT SMOOTH ROCK FALLS



Smooth Rock Falls is a vibrant, culturally diverse community that has the intimacy of a small town with the amenities of a large community. Home to 1,376 residents, the community is a perfect place to raise a family and run a business.

We are open for business!



**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

NEAR NORTH, NEAR PERFECT LOCATION.

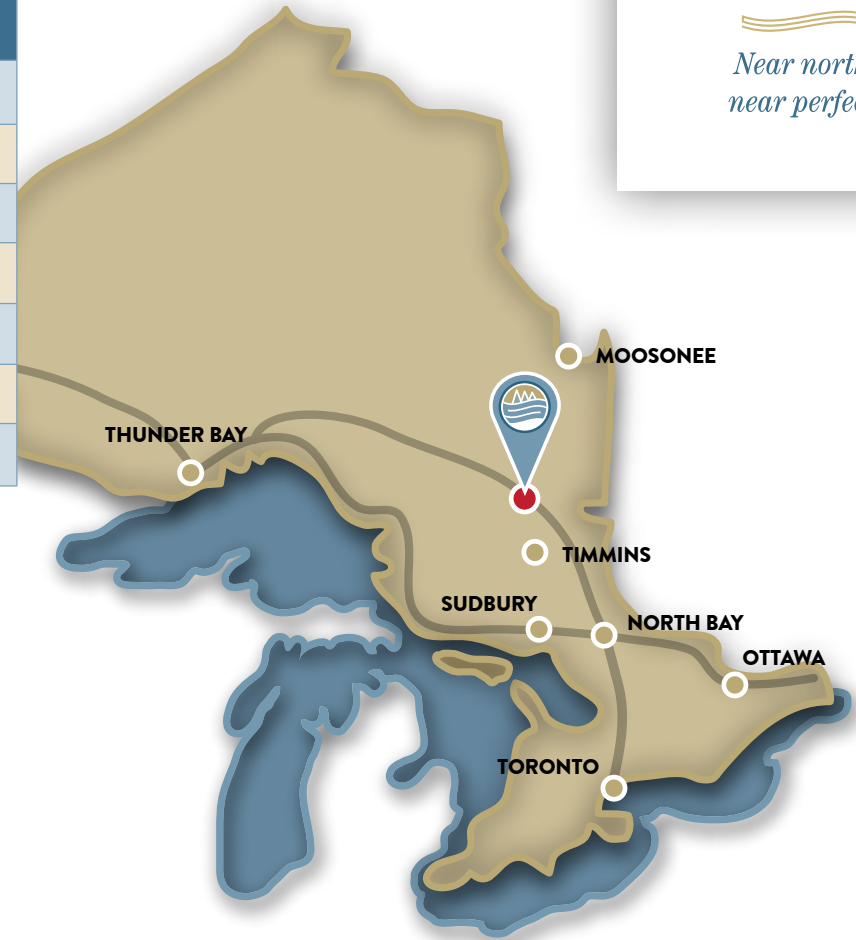


**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

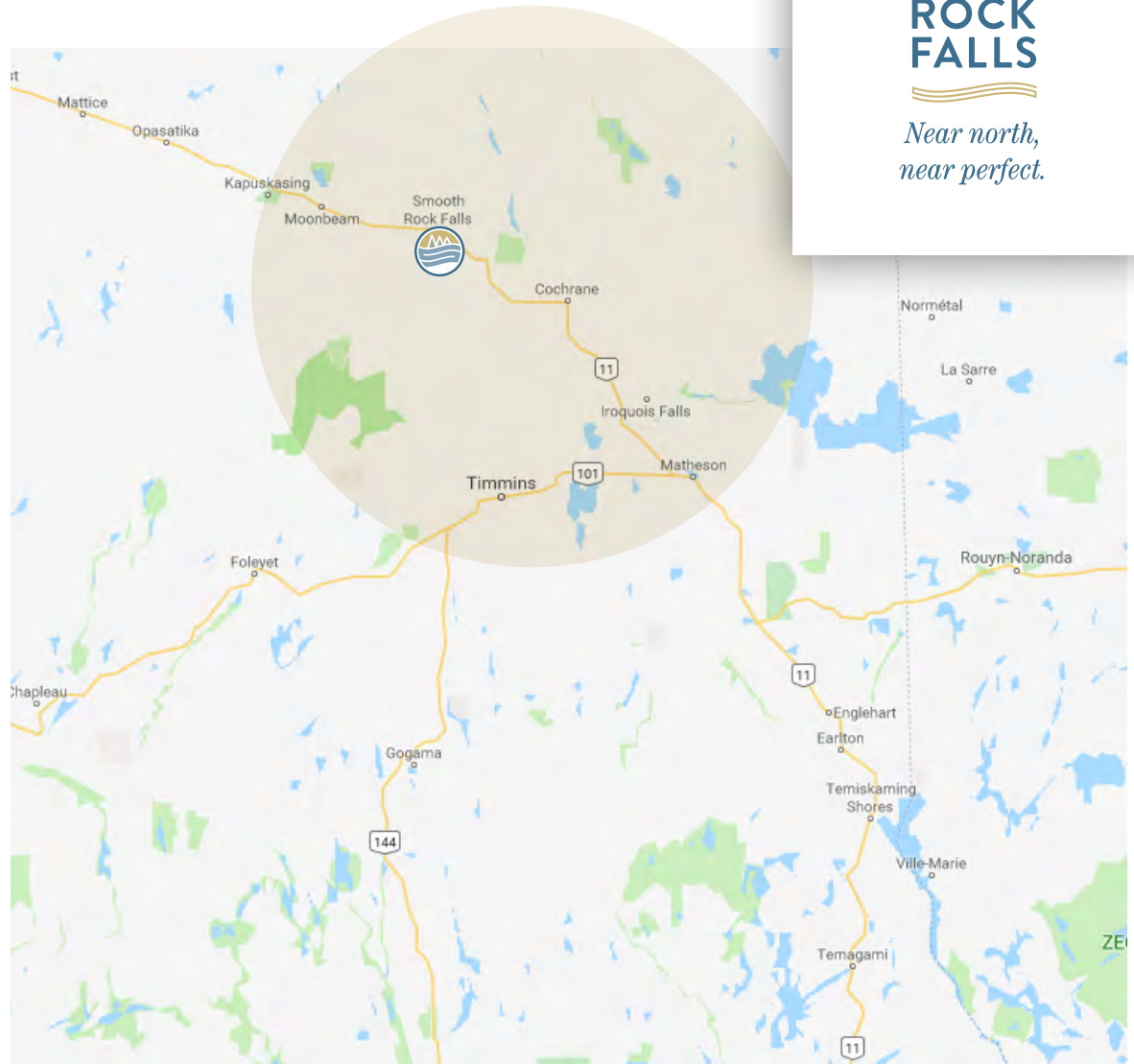
LOCATION	DRIVING DISTANCE FROM SMOOTH ROCK FALLS
TIMMINS (AIRPORT)	108 KM
SUDBURY	399 KM
NORTH BAY	429 KM
OTTAWA	786 KM
TORONTO	784 KM
THUNDER BAY	679 KM
*MOOSONEE	*233 KM

**based on air access*



EXCELLENT TRANSPORTATION LINKS

- Smooth Rock Falls is an ideal base for a business supporting communities in Cochrane District.
- Situated on the Highway 11 corridor, between the neighbouring Towns of Cochrane to the east (55 kms) and Kapuskasing to the west (65 kms).
- Highway 634, originating in Smooth Rock Falls, affords access to seven Hydro Generating Stations to the north Highway 634 is also the access point to the James Bay Coast in winter – this opens up extra opportunities for businesses who operate in the far north of the province.
- Highway 655, starting in Driftwood (to the east), provides easy access to Timmins (100 kms south), the larger regional centre.
- The Ontario Northland Railway is an important provider of freight rail services across Northeastern Ontario.
- Access to other towns and cities are served by Ontario Northland passenger buses, as well as by air in Timmins, Kapuskasing and Cochrane.



**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*



SMOOTH
ROCK
FALLS

*Near north,
near perfect.*

AFFORDABLE HOUSING AND GENEROUS INCENTIVES

With friendly neighbours, beautiful surroundings, no congestion and low crime rates, you can enjoy a full, comfortable lifestyle in Smooth Rock Falls for a fraction of the cost of urban centres in the south.

Housing is very affordable.

- MPAC assessed dwellings are taxed on an average value of \$68,100
- On average, residential municipal taxes are \$1,313 per year

Enormous municipal tax breaks over three years and loan guarantees are also available for families interested in building a new home.

- 100% the first year, 50% the second year and 25% the third year
- Loan guarantees up to a maximum of \$100,000

More details can be found in our Community Profile available on our website at <https://www.smoothrockfalls.ca/doing-business-here/community-profile-2/>



**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

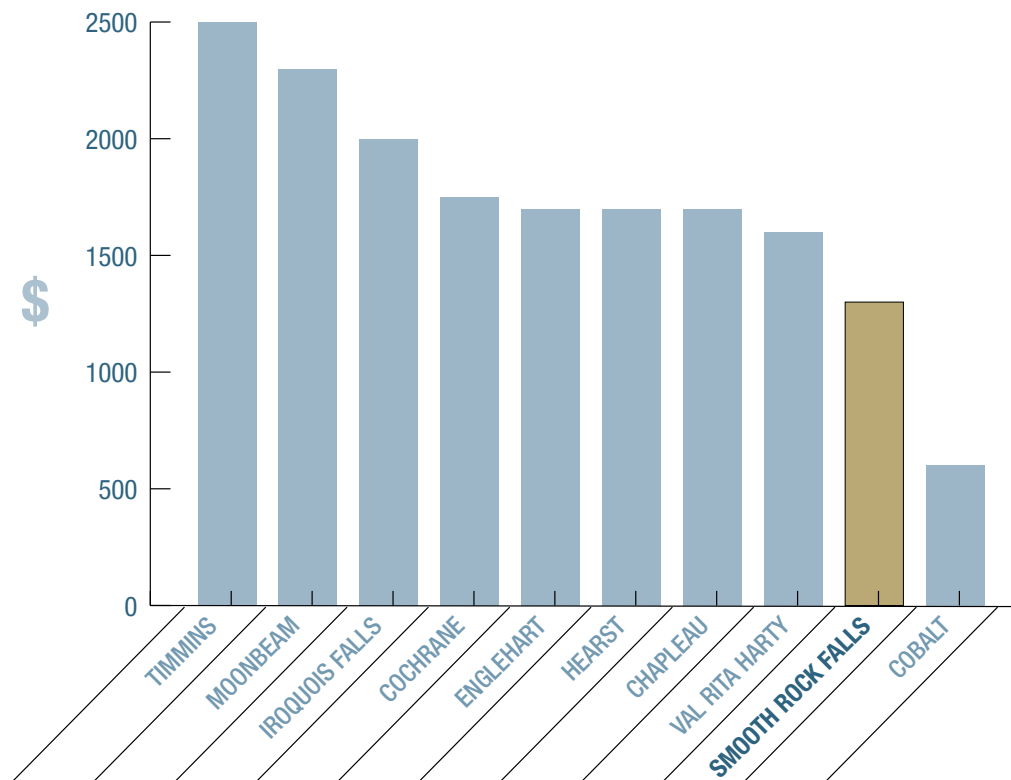
BUSINESS FINANCIAL INCENTIVES

Generous financial incentives implemented following the closure of the Tembec, Inc. pulp mill in 2006 have been key to diversification of the local business community. Incentives for entrepreneurs continue to include business expansion grants and loans as well as a generous tax increment program.

LOW MUNICIPAL TAXES – RESIDENTIAL

Smooth Rock Falls residential taxes continue to be below average in comparison to municipalities on the Northern Ontario Trans-Canada Highway corridor.

Residential Tax Comparison:





**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

EDUCATION

Smooth Rock Falls has excellent multi-level education facilities from JK to post-secondary serving a population that is nearly 75% bilingual.

Smooth Rock Falls offer families a choice of sending their children to an English or a French school – both in town! The Town also boasts an Ontario Early Years Centre for pre-school children and local access to continuing education for adults.

The Town of Smooth Rock Falls has excellent working relationships with local colleges including Northern College, College Boreal and other educational institutions such as Contact North. These institutions offer education opportunities for employees to improve their education and also provide a variety of training options. Many of the courses are offered virtually or at local campuses. Our Town staff can help make the necessary introductions to help you and your staff with all training needs.

Smooth Rock Falls Public School (JK to 8)
École Catholique Georges Vanier (JK to 12)
College Boreal
Contact North

www.dsb1.ca

www.cscdgr.on.ca

www.collegeboreal.ca

www.contactnorth.ca



SMOOTH
ROCK
FALLS

*Near north,
near perfect.*

HEALTHCARE

The town is home to state-of-the-art health facilities including a rehabilitation centre and a district hospital.

The Hôpital de Smooth Rock Falls Hospital provides 24-hour access for emergencies; serves as a primary care hospital; houses a long-term care unit; and has wait times to see a doctor that are measured in minutes. Our hospital is officially bilingual and all services are available in English and French.

Health care services in Smooth Rock Falls also include The Falls Medical Clinic, the Porcupine Health Unit and a PharmaChoice Pharmacy.



SMOOTH
ROCK
FALLS

*Near north,
near perfect.*

RECREATION AND CULTURE

There is a lot going on in this small Northern town!

Fishing, hunting, hiking and camping opportunities abound as well as world-class trails for snowmobiling, ATVing, snowshoeing and skiing. The community is also home to a diverse community of artists and artisans who contribute to quality of life through live music, creating artistic works and artisanal crafts, and leisure craft activities for families.

Excellent recreation facilities include a baseball diamond, a soccer field, a golf course, a hockey arena, a curling rink, a swimming pool and a bowling alley. The Smooth Rock Falls Heritage Centre boasts a local museum and the town sponsors the very popular Smooth Truck Fest every August.

In 2019, the Town of Smooth Rock Falls received a grant from the Ontario Trillium Foundation of \$147k to build the community a splash pad park. Council also invested nearly \$200k in the Liz McCafferty Park for new playground equipment. This investment was very important for Council as they wanted to support the families in the community to encourage outdoor activities, a healthy lifestyle and for children to be able to play in a safe environment.

For rainy days there are lots of activities for crafters and gamers including carving, looms for weaving and a painting studio. Check out the [Things to Do](#) section of the Town's website for more information.



**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

RESIDENTIAL & COMMERCIAL LOTS

Residential and commercial lots available today with up to 90% off rebates

The Town of Smooth Rock Falls currently has 12 residential and 10 commercial vacant lots for sale. The purchase of any municipally owned property may be eligible for Community Improvement Plan Incentives, including a rebate of up to 90% of the purchase price and a 3-year tax incremental grant.

For more information, please contact us at 705-338-2717 or email townhall@townsrf.ca

“Moving to Smooth Rock Falls offered our family the same small town feeling we had in southern Ontario, along with attractive home prices and numerous amenities close by. With our last child at home it gives her a great atmosphere to make lasting memories; as well as a great getaway for her older siblings.

With the Town’s support we found a house and Brian started work in general maintenance and property management. Neighbours, businesses and municipal staff were extremely friendly and helpful when we were relocating our family and our business.”

Courtney Marshall,

who moved to the community with her husband Brian and their daughter from the GTA in July 2018.

CONTACTS:

MAYOR

Sue Perras

Phone : (705) 338-2717

sue.perras@townsrf.ca

CHIEF ADMINISTRATIVE OFFICER/ DIRECTOR OF ECONOMIC DEVELOPMENT

Luc Denault

General management of the municipality

(705) 338-2717

luc.denault@townsrf.ca

ECONOMIC DEVELOPMENT OFFICER

Shannon Michaud

Assists with economic development projects

(705) 338-2717

smichaud@townsrf.ca



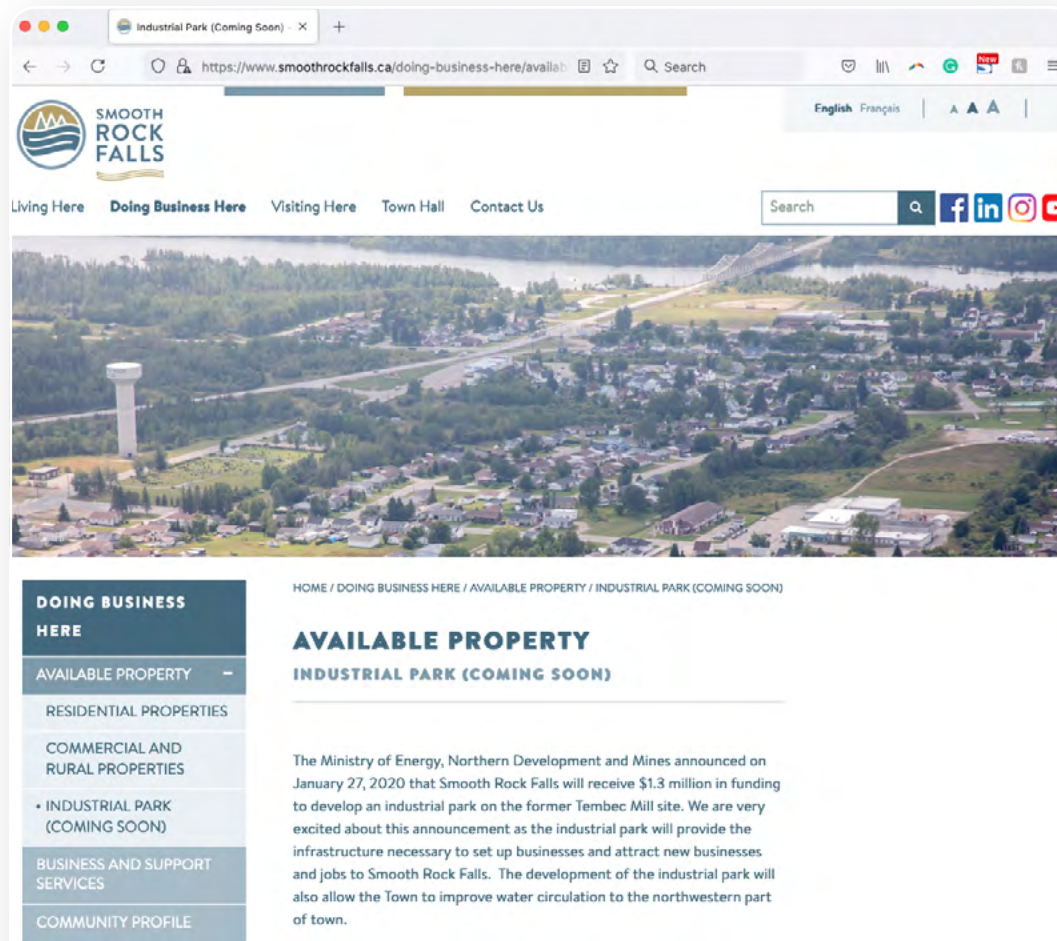
**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

INDUSTRIAL PARK AND LOT PURCHASE

For more information on the Industrial Park and how to purchase a lot, please visit our website:

<https://www.smoothrockfalls.ca/doing-business-here/available-property-2/industrial-park/>



**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

IMPORTANT LINKS

Town of Smooth Rock Falls:

www.smoothrockfalls.ca

Official website of the Town of Smooth Rock Falls

www.smoothrockfalls.ca/doing-business-here/available-property-2/

Information on surplus properties available from the Town of Smooth Rock Falls

www.smoothrockfalls.ca/town-hall/official-plan/

Information on the Official Plan for the Town of Smooth Rock Falls as adopted by Council in 2014. The Official Plan provides guidance and direction for development and planning decisions within the Town. A full copy of the plan is available for download.

www.smoothrockfalls.ca/doing-business-here/programs-and-incentives/

The Community Improvement Plans provides a number of incentives to stimulate investment in residential, commercial and industrial properties. A full copy of the plan is available for download.

www.smoothrockfalls.ca/doing-business-here/community-profile-2/

In 2016 the Town of Smooth Rock Falls completed a detailed Community Profile. The profile provides details on our economy, workforce, demographics, and standard of living. The full document is available for download.

www.smoothrockfalls.ca/town-hall/by-laws/

Copies of frequently requested by-laws, including the Zoning By-law and the Building By-law, are available for download.

Financial Incentives:

www.canada.ca/en/services/business/grants.html

Sources of government support available to help entrepreneurs start a new business.

<https://nohfc.ca/en/pages/programs/invest-north-program>

The Northern Ontario Heritage Fund Corporation (NOHFC); wants to partner with business-minded Northerners.

<https://www.northclaybelt.com/>

North Claybelt Community Futures Development Corporation; local investment fund to assist new or existing small businesses with start-up, expansion or stabilization plans that help maintain or create jobs.

https://fednor.gc.ca/eic/site/fednor-fednor.nsf/eng/h_fn03899.html

Fednor; Supporting economic diversification and growth in Northern Ontario

<https://www.ontario.ca/page/rural-economic-development-program>

OMAFRA Rural Economic Development (RED) Program; Funding to help create jobs and boost growth in your rural community.



SMOOTH
ROCK
FALLS

*Near north,
near perfect.*



**SMOOTH
ROCK
FALLS**

*Near north,
near perfect.*

I'M INTERESTED! WHAT NEXT?



**NEAR
NORTH
INDUSTRIAL
CENTRE**



We're here to help!

Your business is important to the prosperity of Smooth Rock Falls and to the economic health of our region.

We're here to help you get settled.

- ▶ *Please contact us at the Town Hall at townhall@townsrf.ca or (705) 338-2717.*

**WE LOOK
FORWARD TO
WELCOMING
YOU TO SMOOTH
ROCK FALLS!**