



HURON-KINLOSS

OPPORTUNITY AWAITS



huronkinloss.com



CONTACT US

P.O. Box 130, 21 Queen Street,
Ripley, Ontario

huronkinloss.com/invest

519-395-3735

Jodi MacArthur, CAO

jmacarthur@huronkinloss.com

ECONOMIC DEVELOPMENT

Steve Travale

Manager of Strategic Initiatives
stravale@huronkinloss.com

Amy Irwin

Economic Development Officer
airwin@huronkinloss.com

KEEP IN TOUCH

WEBSITE

huronkinloss.com

SOCIALS

[@Huronkinloss](https://www.instagram.com/Huronkinloss)

SENIOR LEADERSHIP

Brett Pollock

Manager of Building & Planning/
Chief Building Official
bpollock@huronkinloss.com

Christine Heinisch

Manager of Financial Services/Treasurer
cheinisch@huronkinloss.com

Jeff Bradley

Fire Chief
jbradley@huronkinloss.com

Jennifer White

Manager of Legislative Services/Clerk
jwhite@huronkinloss.com

John Yungblut

Director of Public Works
jyungblut@huronkinloss.com

Mike Fair

Director of Community Services
mfair@huronkinloss.com

WELCOME MESSAGE

Harvest Success: Invest in Huron-Kinloss Today!

Huron-Kinloss is a perfect place to call home for you, your family and your business. Investing in our vibrant community is sure to yield an abundant harvest.

Located on the shores of Lake Huron in Bruce County, the Township of Huron-Kinloss welcomes you to taste the recipe for success we have been perfecting. From retail space to industrial areas, you will find a variety of opportunities that meet your needs.

Huron-Kinloss is open for business!

Don Murray
Mayor



Don Murray

RIPLEY, ONTARIO

Ripley Industrial Park County Road 6

PRIME INDUSTRIAL LAND

15 acres of serviced industrial land available just outside Ripley, Ontario.

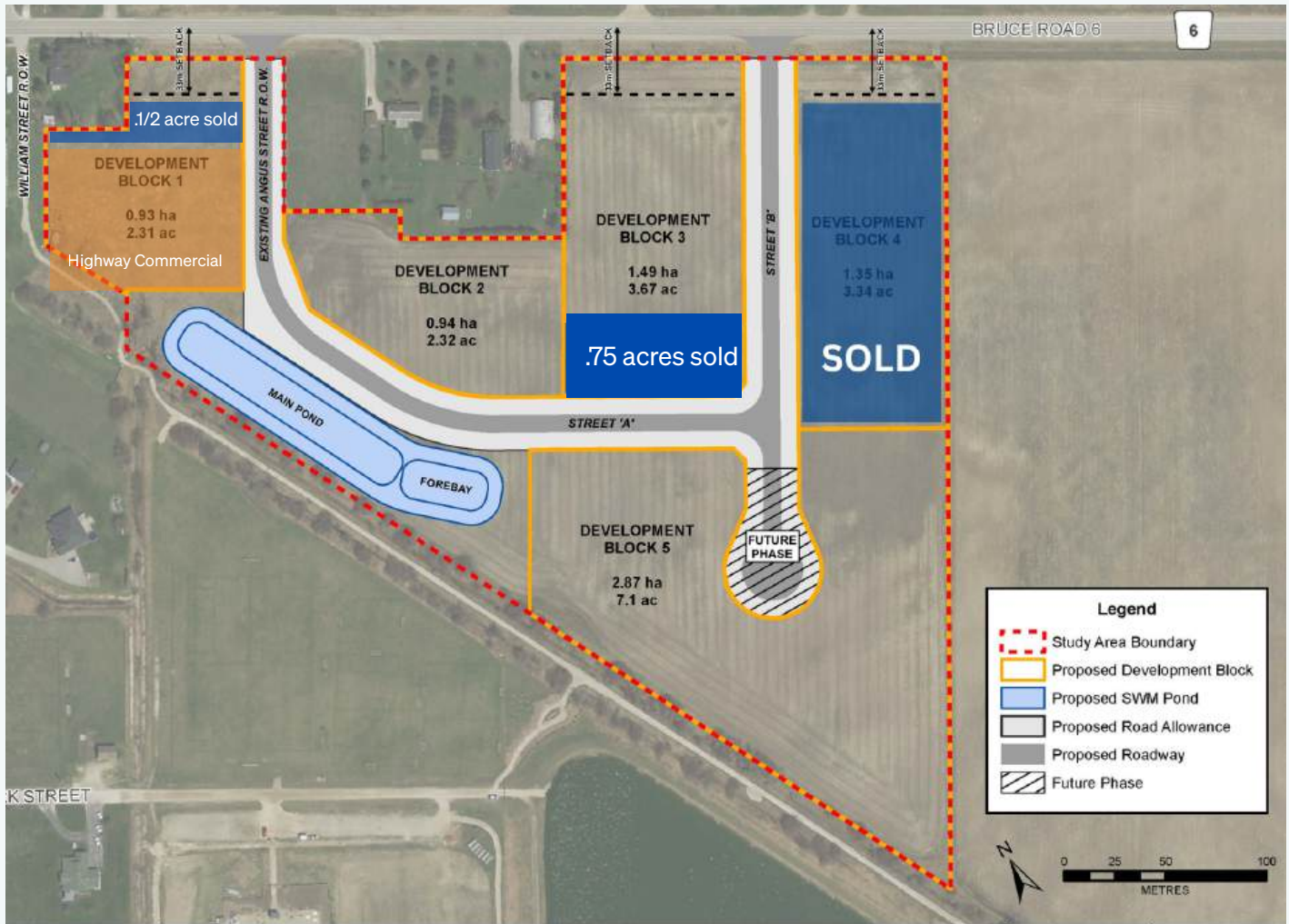
The Ripley Industrial Park is located within our Community Improvement Plan area which provides access to our Downtown Improvement Program Grants. Development Block 1 is zoned Highway Commercial (with special provisions) and Blocks 2-5 are zoned light industrial (M1), with special provisions. Discussion of your project is highly encouraged with our building department to ensure it meets approved usage.

Transportation

Located on Bruce County Road 6, the Ripley Industrial Park is central to the Tri-County Region, also known as the Clean Energy Frontier Region (Grey, Bruce and Huron Counties). The site is located 10km from three provincial highways: 9, 21, and 86. The park is 40km from the nearest port and rail.



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jmacarthur@huronkinloss.com



Services

The Ripley Industrial Park is serviced with municipal water and sewer, natural gas, telecommunications, and electricity from Hydro One.



Lot Size and Price

Parcels of land within the Park are flexible in size and can be severed to suit your needs. The current price per acre is \$200,000, the price will change based on demand and availability. There are no development charges for industrial land in Huron Kinloss.

*Huron-Kinloss welcomes
entrepreneurs and
businesses of all sizes!
We are home to many
business opportunities
with a serviced
industrial park,
downtown storefronts,
new builds and more.*

LIVE SIMPLY, SIMPLY LIVE

Where We Are

The Township of Huron-Kinloss is located in Southwestern Ontario, along the picturesque east shore of Lake Huron, at the south-end of Bruce County.

Ontario's Highway 21 connects Huron-Kinloss to Goderich, Kincardine and Owen Sound. Wingham is just a short drive heading east down County Road 86.

The Township is within 1.5 hours of the Province's main artery, Highway 401, which connects major centres in Canada and the United States.



INCENTIVES

Why Huron-Kinloss:



- Ontario Certified Site
- Flexible lot design, with 2 zoning designations
- No development charges
- Fully serviced
- Ease of access to highways 21, 9 and 86
- Ease of transport to site and within site
- 38km to Bruce Power
- New residential developments in Ripley, to support local workforce
- Affordable cost of living





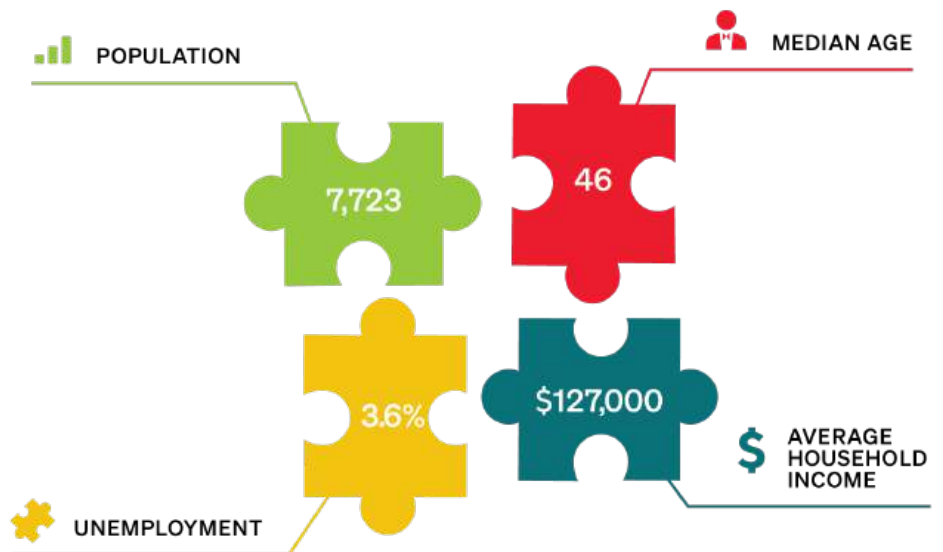
WHO WE ARE

Huron-Kinloss is in the heart of the Clean Energy Frontier, 40 km from Bruce Power, one of the world's largest operating nuclear power facilities.

Major energy expansion projects in the area include:

- The Major Component Replacement (MCR) project at Bruce Power, guarantees work until 2064
- TC Energy's proposed pumped storage project
- Hydrogen production
- Medical isotope production
- New nuclear exploration with proposed Bruce C project, creating stable, well-paying jobs for generations

Huron-Kinloss is a prosperous, growing community, with untapped business potential in close proximity to a large, skilled workforce.



LIVE SIMPLY, SIMPLY LIVE

Who We Are

Huron-Kinloss is composed of three quaint communities surrounded by ample fresh air, access to your favourite outdoor hobbies and growing business opportunities.

It's a place where you can connect with your community, your kids can play outside past dark, and you can finish your workday and be on Lake Huron within minutes. We believe the grass is greener here!

Have more time, space and freedom to spend with the people and things that matter most to you.





RIPLEY

Ripley is the balance point – an intersection if you will – between fresh water and family farms, past and future, simplicity and opportunity. This is the centre of Huron-Kinloss, a place where you can catch your breath or take advantage of rural tranquility. And as with all crossroads, Ripley offers you choices – to stay a little longer, explore a little further and perhaps discover a new direction that you hadn't considered before. Here at the crossroads of Huron-Kinloss, the potential to create something new is only limited by your imagination.





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