



For Sale: Land

± 77 Acres across three parcels neighboring  
Casino Rama

**Lennard:**

201-60 Columbia Way, Markham  
905.752.2220

[lennard.com](http://lennard.com)

# Offering Overview

## Property Highlights

- Directly abutting or within close proximity to Casino Rama
- Opportunity to acquire sites with scale in Ramara
- Multiple development possibilities
- Flexible investment options to acquire some or all of the portfolio
- Easy waterfront access



### 5781 & 5819 Rama Road

PIN

740180017 & 740180018

Size

64.9 acres

Zoning

DC-7- Destination  
Commercial Exception  
7; D-C- Destination  
Commercial; DC-7(H)  
Destination Commercial  
Exception 7 Hold



### 4243 Hopkins Bay Road

PIN

586960021

Size

11.4 acres

Zoning

DC-(H) - Destination  
Commercial



### 4285 Hopkins Bay Road

PIN

586960207

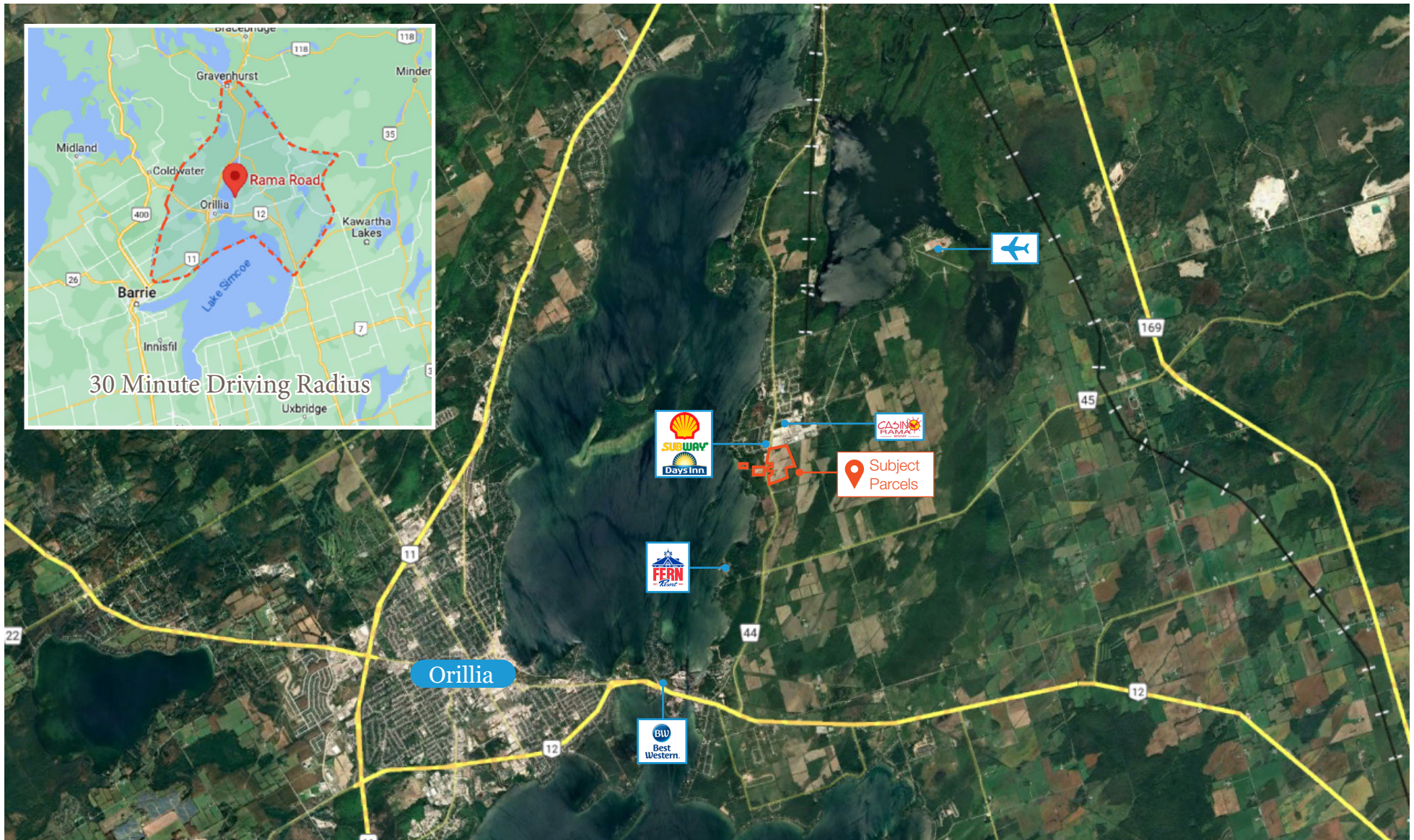
Size

0.94 acres

Zoning

SR – Shoreline Residential

# Location



# Official Plan

The purpose of the special designation according to the Official Plan “is to accommodate large area commercial activities that are destinations or are related to the Casino development or serve the needs of visitors to the Township”.

## **The land uses permitted under the Official Plan Special Development Area is as follows:**

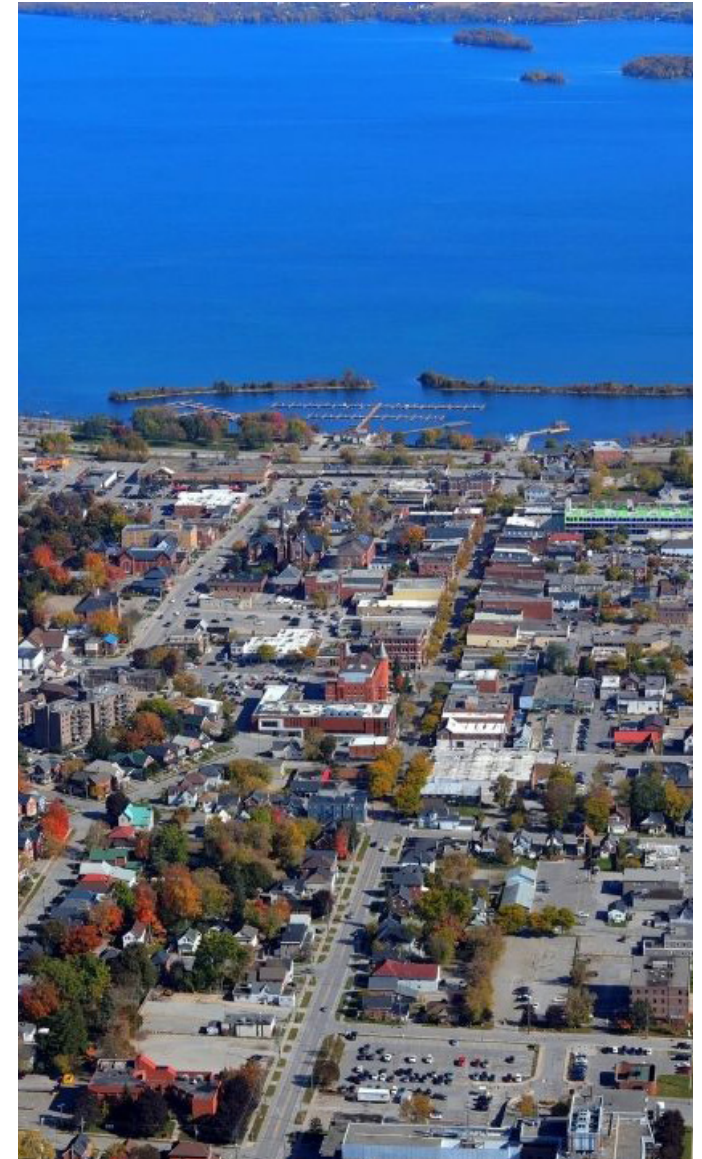
- Tourist accommodation use such as seasonal tent and trailer camp or park, rental cabin and housekeeping cottage, lodge, four-season destination resort, motel, recreation camp, private camp and private park
- Public parks
- Marina, including seasonal boat storage facility
- Accessory docking facility
- Retail commercial establishment limited to convenience commercial establishment, boutique and souvenir establishment, gift or antique establishment, arts and craft establishment, and personal service
- Service commercial establishment
- Theme park and amphitheatre
- Entertainment and amusement use such as tavern, place of entertainment such as bingo hall, casino, music hall, cinema and/or theatre facility and complex, video arcade, and virtual reality activity facility and area and similar uses
- Eating establishment
- Facility or area for active and passive recreation and sports use such as tennis or squash court, swimming pool, golf course, miniature golf, golfing practice area and driving range, horse and pony ride, petting zoo, kiddy car, water bumpers and water slide and similar uses and structures
- Bus terminal, tourist information centre and other commercial uses serving the needs of the travelling public
- Accessory buildings, structures, and uses
- Multiple unit dwelling
- Accessory residential dwelling for the owner or caretaker or similar person
- Management of natural areas and natural resources for environmental management purposes
- Public and private infrastructure
- Utilities

## **Below is a list of permitted land uses under the Shoreline Residential designation:**

- Single detached dwelling
- Boat house, boating dock, and shore wall
- Small-scale convenience commercial establishment providing goods to the local community
- Passive recreation
- Home occupation use
- Management of natural areas and natural resources for environmental management purposes
- Public and private infrastructure
- Utilities
- Accessory use

# Orillia Market Overview

Orillia is a city in Central Ontario, Canada, on the northern shore of Lake Simcoe and the southern shore of Lake Couchiching. Although located in Simcoe County, the city is politically independent. Orillia is within the southern part Simcoe County, one of the fastest-growing regions in Ontario. Orillia is located in the central portion of Southern Ontario, approximately 135 km north of Toronto. It is accessible via Highways 27, 400, and 11. Orillia is home to approximately 33,000 residents, with an average household income of \$70,265. Known as the “Sunshine City”, Orillia is home to large waterfront attractions, annual festivals and other cultural attractions.



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