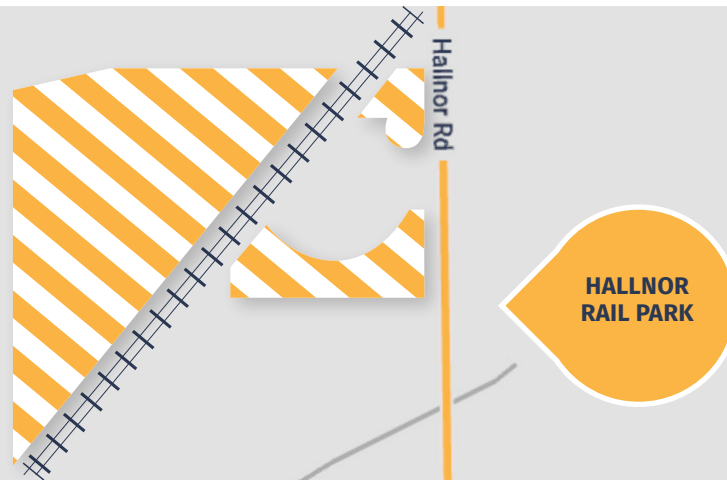


HALLNOR RAIL PARK | 30 ACRES



Owner	City of Timmins
Location	Hallnor Road, Porcupine Ontario
Access to Site(s)	Hallnor Road
Size of Site(s) Available	30 Acres. Dependent on surrounding users.
Cost of Land	\$8,650.00 / Acre plus Road Development Charges
Zoning	EA-I2 (Medium Industrial – Class 2) & RD-R4 (Rural)
Present Use	Propane Distribution & CO Manufacturing
Distance to Timmins Victor M. Power Airport	~30 KM
Electricity Provider	Hydro One lines present on surrounding sites.
Natural Gas Supplier	Enbridge - connectivity required at discretion of the developer. Gas lines run adjacent to property on Hallnor Road.
Telecommunications & High-Speed Fibre Optics	Bell, NorthernTel, Eastlink, Ontera
Water Service	Available, requires installation at the discretion of the developer. Land used by INEOS Calabrian has access to a private and active hydrant.
Water Rates	\$114.47 (0-72,737 L), \$1.53/ML (Over 72,737 L)
Wastewater Rates	112.49% of Water Rates
Development Charges	No development charges on new projects
Building Permit Fees	Dependant on required development. For detailed information see Schedule "F" of the city of Timmins By-Law No. 2016-7778.
Site Plan Control Application Fee	\$1,350.00 (Minor) & \$1,550.00 (Major). For detailed information see Schedule "E" of the City of Timmins By-Law No. 2017-8027.

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