

PHASE 1 PERMITTED USES/REGULATIONS

ZONE	PERMITTED USES	REGULATIONS
B.5	<ul style="list-style-type: none"> Catering Service Commercial School Computer Establishment Hotel Laboratory Mall Manufacturing (entirely within a building) Medical Clinic Medical Office 	<ul style="list-style-type: none"> Office Post Secondary School Print Shop Public Hall Research Establishment Trade and Convention Facilities Veterinary Service Warehouse (entirely within a building)
Specialized B.5-2	<ul style="list-style-type: none"> Commercial School Computer Establishment Laboratory Mall Medical Clinic 	<ul style="list-style-type: none"> Medical Office Office Post Secondary School Print Shop Research Establishment
Specialized B.5-3	<ul style="list-style-type: none"> Commercial School Computer Establishment Laboratory Mall Manufacturing (entirely within a building) Medical Clinic 	<ul style="list-style-type: none"> Medical Office Office Post Secondary School Print Shop Research Establishment Warehouse (entirely within a building)
Specialized B.5-5	<ul style="list-style-type: none"> Catering Service Commercial School Computer Establishment Hotel Laboratory Mall Manufacturing (entirely within a building) Medical Clinic Medical Office 	<ul style="list-style-type: none"> Office Post Secondary School Print Shop Public Hall Research Establishment Trade and Convention Facilities Veterinary Service Warehouse (entirely within a building)

- Outside storage not permitted.
- 15% minimum landscaping area required.
- Maximum building heights range from 8-20 meters.
- Minimum building size requirements based on site purchased.
- Minimum lot frontage 30 meters



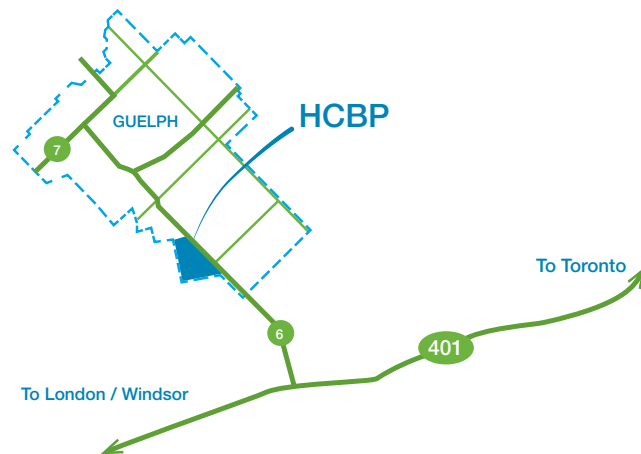
RIGHT NOW, RIGHT
HERE

HANLON CREEK BUSINESS PARK

PHASE 1

- Lots ready for immediate sale
- Excellent transportation links
- Competitive municipal costs
- Exposure on Hwy 6 North

50% SOLD



Contact us today.



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For complete zoning information please visit guelph.ca/planning to view zoning bylaw



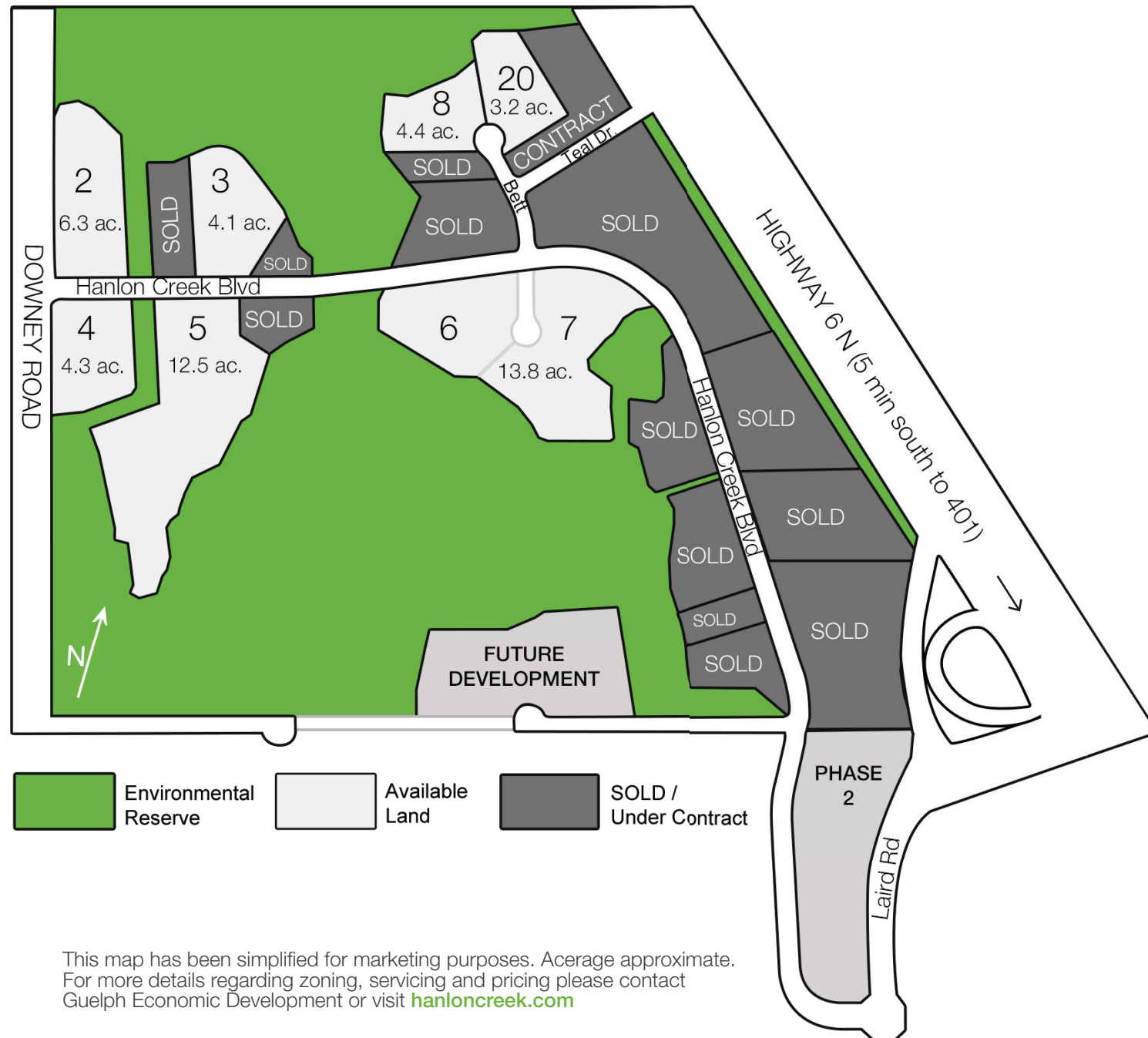
PHASE 1

Right now, right HERE.

With 120 net saleable acres, Phase 1 is ready for immediate sale and development

- Competitive land and development costs
- Access to Hwy 401
- Flexible lot sizes

Access to a 165 acre environmental reserve including 12 km of walking trails



This map has been simplified for marketing purposes. Acreage approximate. For more details regarding zoning, servicing and pricing please contact Guelph Economic Development or visit hanloncreek.com



PHASE 1 ZONING, SIZING AND PRICING LANDS OWNED BY THE CITY OF GUELPH

BLOCK	ZONE	SIZE (ACRES)	PRICE/ACRE	TOTAL PRICE	SUB-DIVIDE	STATUS
2	B.5-3	6.3	\$300,000	\$1,890,000	NO	AVAILABLE
3	B.5-3	4.1	\$300,000	\$1,230,000	NO	AVAILABLE
4	B.5-5	4.3	\$300,000	\$1,290,000	NO	AVAILABLE
5	B.5-5	12.5	\$300,000	\$3,750,000	NO	AVAILABLE
6/7	B.5-5	13.8	\$300,000	\$4,140,000	YES	AVAILABLE
8	B.5-2	4.4	\$300,000	\$1,320,000	NO	AVAILABLE
20	B.5-2	3.2	\$325,000	\$1,040,000	NO	AVAILABLE

All available lots in Phase 1 are equipped with the following services:

- Water
- Sanitary sewer
- Storm sewer/ditch
- Paved roads
- Overhead street lighting
- Rough graded
- Hydro
- Gas
- Telecommunications

From here you can do business anywhere:

- **Highway 401:** Park is located five minutes north of Highway 401. New planned road expansions will connect Guelph with Kitchener-Waterloo and Cambridge areas.
- **Airports:** serviced by three international airports (Pearson (Toronto), Hamilton and Waterloo).
- **Rail:** Guelph is linked to the CN and CPR rail networks through the City owned Guelph Junction Railway.
- **Ports:** access to shipping ports at Toronto and Hamilton.