

DEVELOPMENT OPPORTUNITIES

- 59 commercial/industrial acres of reserve land
- Joint ventures and partnership opportunities
- Income tax opportunities
- No business or realty taxes
- Lots are fully serviced i.e. water, sewer, hydro, natural gas
- Access to major markets
- Skilled and semi-skilled labour force
- Direct access to major transportation

LOCATION

The Mississaugas of the New Credit First Nation is located on 6,100 acres of land in southwestern Ontario, immediately west of the Town of Hagersville and approximately 32 km southeast of the City of Brantford and 30 km southwest of the City of Hamilton.

Located in southwestern Ontario, in the middle of the regional Municipality of Haldimand-Norfolk, an area renowned for its rural charm, recreational facilities and affordable property.

The property is located on Highway 6 at Hagersville, Ontario, providing access to the US border crossing at Buffalo, approximately one hour away. Detroit and Port Huron are also readily accessible via Highways 402, 403 and Highway 401, which provides a rapid link to highways serving the rest of Canada.

TRANSPORTATION

The four transportation modes most commonly utilized by businesses are highways, air, rail and ship. The industrial park at New Credit is well served by each.

Highway access

Kings' Highway 6 provides direct access to the Toronto/Windsor corridor, and the major centers of Windsor, Sarnia, London, Toronto and Buffalo via the province's 400 series highways.

Airport transportation

John C Munro, Hamilton - 30 minutes

Pearson International, Toronto - 75 minutes

Railways

The CN Rail runs adjacent to the MNCFN's Industrial Park and development lands.

Ships

Access to the oceans and ports of the world is available in nearby Hamilton.

SITE DEVELOPMENT PLAN:

Phase One

The development of a 20,000 square foot commercial plaza on the south edge of the park. It was completed in 1997. The building contains a variety of retail outlets and commercial offices.

Phase Two

The construction of the first industrial building on the site. This was completed in 1997 with the completion of a 12,000 square foot manufacturing facility that was subsequently enlarged in 1998 to 32,000 square feet. All of the required services were brought to the site: these include 550 volt spout phase power, natural gas, water and sewer, fire protection, and telephone and communications.

Phase Three

Installation of further infrastructure to an additional 15 acres of industrial/commercial property.

Phase Four

Further development of an additional 28 acres.

ADDITIONAL BUSINESS SERVICES:

Training and labor force development

Haldimand-Norfolk area has a large and well skilled work force, with over 100,000 people residing in the area and the metropolitan centre of Hamilton, with over 400,000 residents, is within commuting distance, less than half an hour away. Recruiting your firm's labor force should be easily accomplished as New Credit First Nation in partnership with Human Resources Development of Canada can assist new businesses relocating and/or start up in the area by means of developing, funding and training.

Utilities

As mentioned earlier, this site has access to all of the necessary services required to operate your business. Water and sewer services are provided at normal cost recovery rates typical of any municipality in Ontario. Bell Telephone provides full service to the site. But more importantly from the perspective of examining the cost of doing business, the area is served by the Ontario Power Generation Company. Similarly, if your company is a major user of natural gas, the New Credit Industrial Park will be of further interest. There are two competing companies; Six Nations Natural Gas and Union Gas, the largest supplier of natural gas in Ontario.

Taxation

Aside from the superb location, the New Credit Industrial Park offers one unique advantage to businesses establishing in the region. The land is exempt from provincial and municipal taxation. The reason is simple: it is located on land owned by a First Nation government, and as such, is not accountable or responsible to these authorities, in respect to property taxation. This special status, as respects taxation, benefits both the firms locating in the park and the First Nation. Businesses are exempt from the burden of taxation typically

found in industrial parks located under municipal or provincial taxation jurisdiction. The First Nation also benefits by being in a position to facilitate the construction and lease back of new industrial/commercial buildings profitably, in a competitive environment. When calculating your business's gross occupancy costs, you will be truly impressed with the competitive edge that locating in the New Credit Industrial Park affords your business.