



Corporate Report

Clerk's Files

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CD.15.EMP
(2007)

DATE: February 27, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 19, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2007 Vacant Employment Lands**

RECOMMENDATION: That the report titled "*2007 Vacant Employment Lands*" dated February 27, 2007, from the Commissioner of Planning and Building be received for information.

BACKGROUND: The study titled "*2007 Vacant Employment Lands*" (attached under separate cover), provides information regarding the location, land area and parcel size of vacant employment lands in the City of Mississauga. In addition to vacant employment lands, the report includes information on vacant employment buildings and employment lands with uses that do not conform to the designation in Mississauga Plan.

COMMENTS: The study is organized into two sections. The first section provides summary information on land area and the number of vacant employment land parcels. In the second section, detailed parcel information and location maps of vacant land by Planning District are provided.

The principal findings are as follows:

- There are a total of 1,177 hectares (2,908 acres) of vacant employment land in the City;
- There are 41 hectares (102 acres) of vacant employment land in City Centre;
- There are 1,072 hectares (2,649 acres) of vacant employment land in the Employment Planning Districts of which most is in the Gateway, Meadowvale Business Park and Northeast Planning Districts;
- There are 64 hectares (157 acres) of vacant employment lands in the Residential Planning Districts;
- There are 412 vacant land parcels of which 254 or 62% are in the Northeast, Gateway and Meadowvale Business Planning Districts;
- The majority of vacant land parcels (69%) are less than 2 hectares (5 acres) and only one vacant land parcel is greater than 40 hectares (100 acres);
- A development application is being processed for approximately one-third of vacant employment lands; and
- The area of employment land with non-conforming uses is 16 hectares (39 acres).

FINANCIAL IMPACT: Not applicable

CONCLUSION: The information presented in "*2007 Vacant Employment Lands*" will assist businesses in locating in the City. The information will also be used to monitor and develop strategic and planning policies, forecast growth and plan for future needs and services.

ATTACHMENTS: Under separate cover: “*2007 Vacant Employment Lands*”

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Bogda Sliwa, Researcher, Policy Planning

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2007

vacant employment lands

2007 Vacant Employment Lands

INTRODUCTION

This report presents information on the location and size of vacant employment lands in the City of Mississauga.

Employment lands are lands in the City's Employment Planning Districts which are designated in Mississauga Plan as "Business Employment", "General Commercial", "Motor Vehicle Commercial" and "Industrial". Employment lands also occur in some of the Residential Planning Districts, which have lands designated in Mississauga Plan as "Business Employment" or "Industrial". Lands designated as "Mixed Use" and "Retail Core Commercial" in the City Centre Planning District are also included.

The employment lands identified in this report are vacant sites greater than 200m² (0.05 acres). Some large undeveloped portions of properties with existing employment buildings are included since they may provide future opportunities for expansion of the existing use or for intensification. Employment lands with uses that do not conform to land use designations in Mississauga Plan and some lands with existing employment buildings that are unoccupied have also been included. Paved parking areas and areas used for outdoor storage or other uses accessory to the existing employment use are not included.

The vacant status of land parcels was confirmed through site visits during the fall of 2006. Following the site visits, the data base was updated with new information on the issuance of building permits and property parcel sizes to January 2007.

VACANT EMPLOYMENT LANDS IN MISSISSAUGA

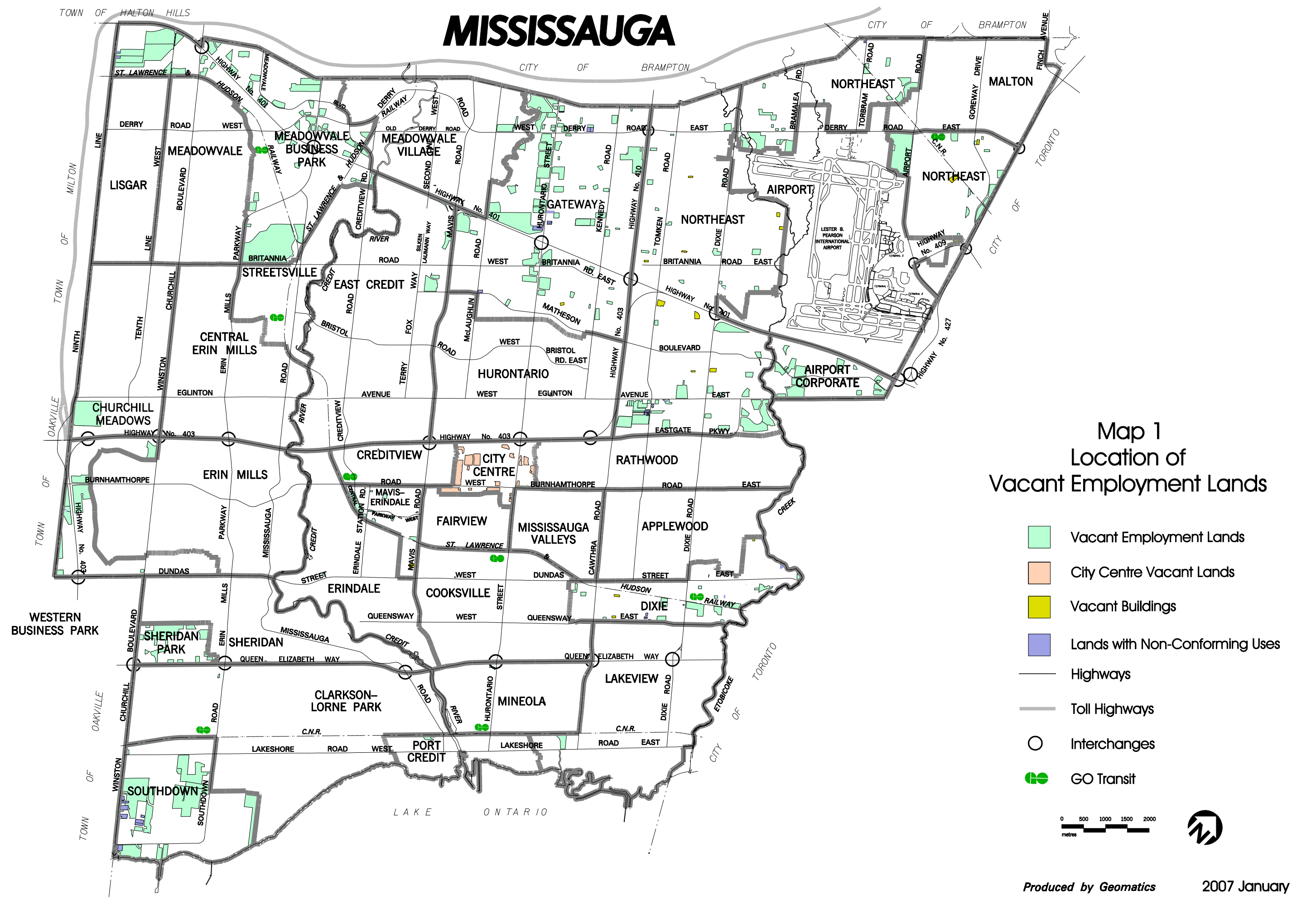
The City's Planning Districts and vacant employment lands are shown on Map 1. The City's Employment Planning Districts are as follows:

- Airport Corporate;
- Dixie;
- Gateway;
- Mavis-Erindale;
- Meadowvale Business Park;
- Northeast;
- Sheridan Park;
- Southdown; and
- Western Business Park.

The City's Residential Planning Districts which have vacant employment lands are as follows:

- Churchill Meadows;
- Clarkson-Lorne Park;
- East Credit;
- Lakeview;
- Meadowvale Village;
- Port Credit; and
- Sheridan.

MISSISSAUGA



KEY FINDINGS

The total area of vacant employment lands in employment districts, the City Centre and residential districts is 1 177 hectares (2,908 acres).

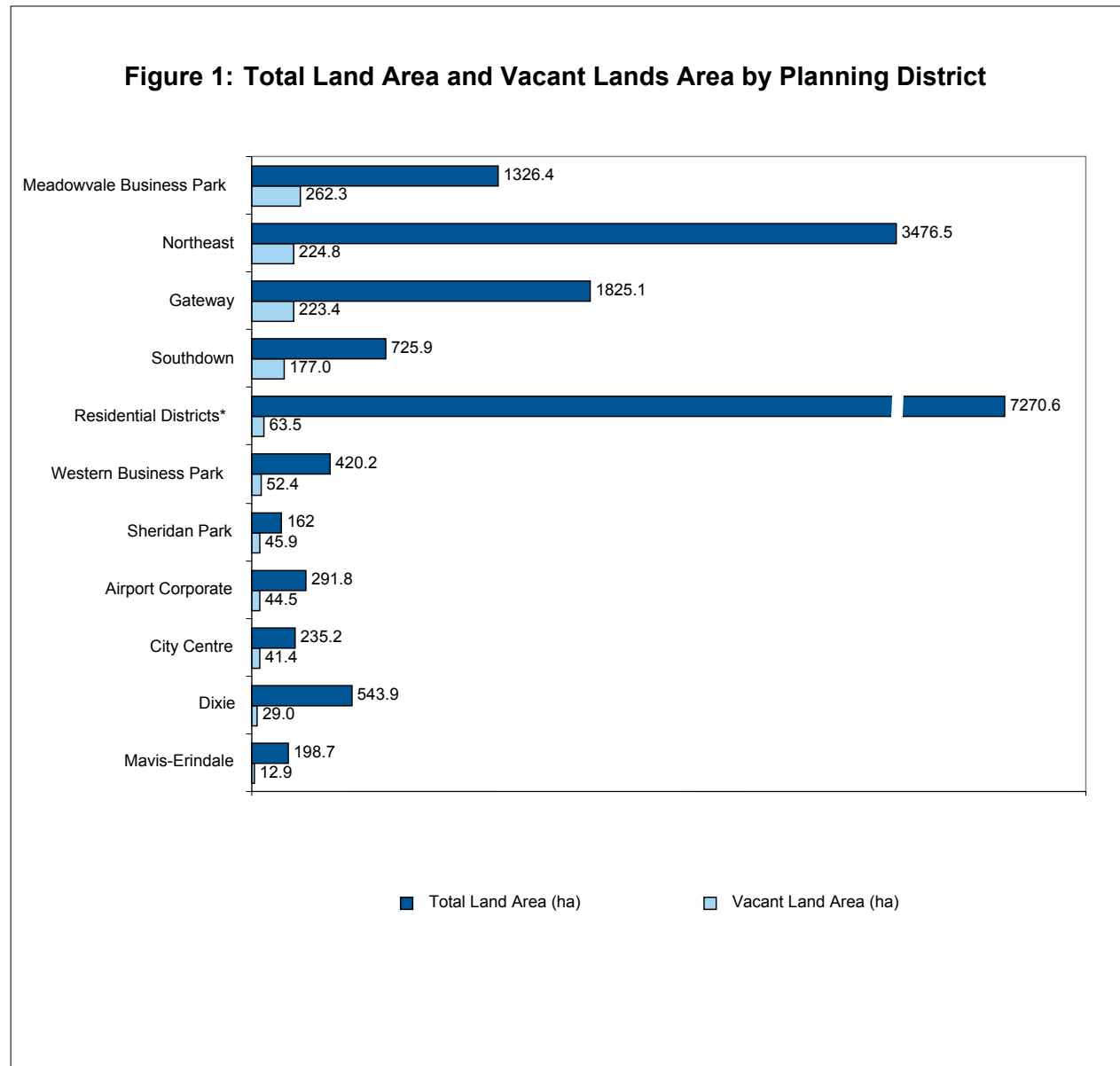
The area of vacant employment lands is shown in Table 1. In the City Centre, 41 hectares (102 acres) or 17.6% of the total land area are vacant. The Employment Planning Districts have a total area of 8 971 hectares (22,167 acres) of which 1 072 hectares (2,649 acres) or 11.9% are vacant employment lands. There are 64 hectares (157 acres) of vacant employment lands in Residential Planning Districts.

Table 1: Vacant Employment Lands by Planning District					
Planning Districts	District Area (ha)	District Area (acre)	Vacant Area (ha)	Vacant Area (acre)	Percentage Vacant
City Centre	235.2	581.2	41.4	102.3	17.6%
Airport Corporate	291.8	721.0	44.5	110.0	15.3%
Dixie	543.9	1,344.0	29.0	71.7	5.3%
Gateway	1 825.1	4,509.8	223.4	551.9	12.2%
Mavis–Erindale	198.7	491.0	12.9	31.8	6.5%
Meadowvale Business Park	1 326.4	3,277.5	262.3	648.2	19.8%
Northeast	3 476.5	8,590.3	224.8	555.3	6.5%
Sheridan Park	162.0	400.3	45.9	113.3	28.3%
Southdown	725.9	1,793.7	177.0	437.4	24.4%
Western Business Park	420.2	1,038.3	52.4	129.5	12.5%
Residential Districts with Vacant Employment Lands*	7 270.6	17,965.3	63.5	157.0	0.9%
Total	16 476.3	40,712.4	1 177.1	2,908.4	7.1%

Numbers may not add due to rounding

* Includes: Churchill Meadows, Clarkson-Lorne Park, East Credit, Lakeview, Meadowvale Village, Port Credit, and Sheridan.

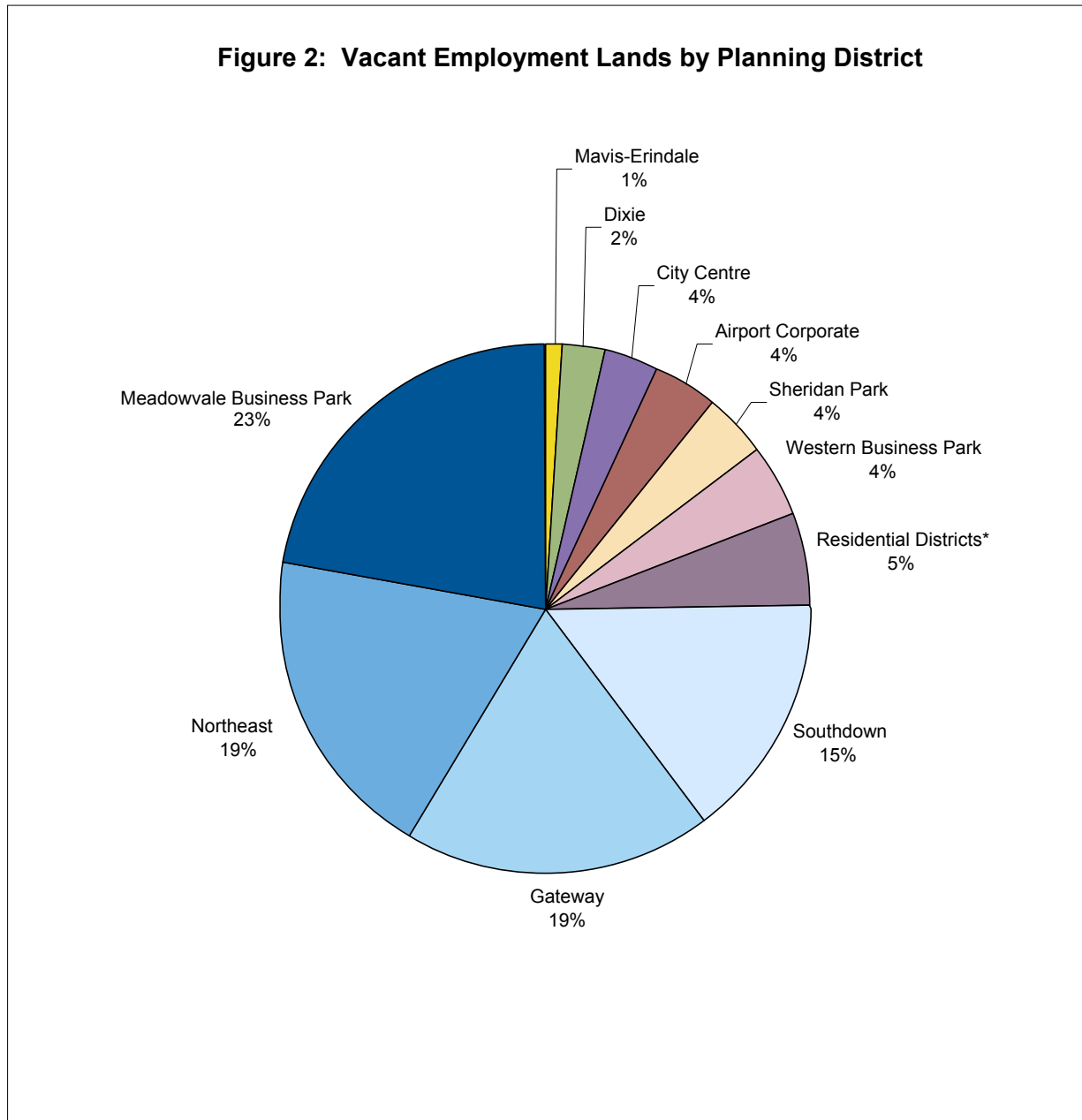
Figure 1 illustrates the area of vacant employment lands compared to the Planning District area. The districts with the largest amounts of vacant land are Meadowvale Business Park, Northeast and Gateway.



* Includes: Churchill Meadows, Clarkson-Lorne Park, East Credit, Lakeview, Meadowvale Village, Port Credit and Sheridan.

The combined area of vacant employment lands in Gateway, Meadowvale Business Park and Northeast Planning Districts is 711 hectares (1,756 acres) which represents approximately 60% of the total vacant employment lands in the City.

Figure 2 illustrates the percentage distribution of vacant employment lands by Planning District.



* Includes: Churchill Meadows, Clarkson-Lorne Park, East Credit, Lakeview, Meadowvale Village, Port Credit and Sheridan.

The total number of vacant parcels in the City is 412. Northeast, Gateway and Meadowvale Business Park Planning Districts have the largest number of vacant parcels. When combined, the 254 vacant parcels in these three Planning Districts represent 62% of the total vacant parcels. Table 2 shows the number of vacant parcels in each Planning District by size ranges.

Table 2: Vacant Parcels by Planning District and Size Range							
Planning District	Less than 2.0 (ha)	2.0 – 4.0 (ha)	4.1 – 8.0 (ha)	8.1 – 20.2 (ha)	20.3 – 40.5 (ha)	Greater than 40.5 (ha)	Total
	Less than 5.0 (acre)	5.0 – 9.9 (acre)	10.0 – 19.9 (acre)	20.0 – 49.9 (acre)	50.0 – 100.0 (acre)	Greater than 100.0 (acre)	
Airport Corporate	17	2	1	1	0	0	21
Churchill Meadows	0	0	0	0	1	0	1
City Centre	36	3	0	1	0	0	40
Clarkson–Lorne Park	1	0	0	0	0	0	1
Dixie	13	4	2	0	0	0	19
East Credit	4	1	1	0	0	0	6
Gateway	61	13	11	4	1	0	90
Lakeview	0	0	1	0	0	0	1
Mavis–Erindale	9	0	1	0	0	0	10
Meadowvale Business Park	37	13	7	2	2	1	62
Meadowvale Village	1	0	1	0	0	0	2
Northeast	72	19	5	5	1	0	102
Port Credit	2	0	0	0	0	0	2
Sheridan	1	0	0	0	0	0	1
Sheridan Park	10	1	3	1	0	0	15
Southdown	12	1	1	6	3	0	23
Western Business Park	9	3	3	1	0	0	16
Total	285	60	37	21	8	1	412

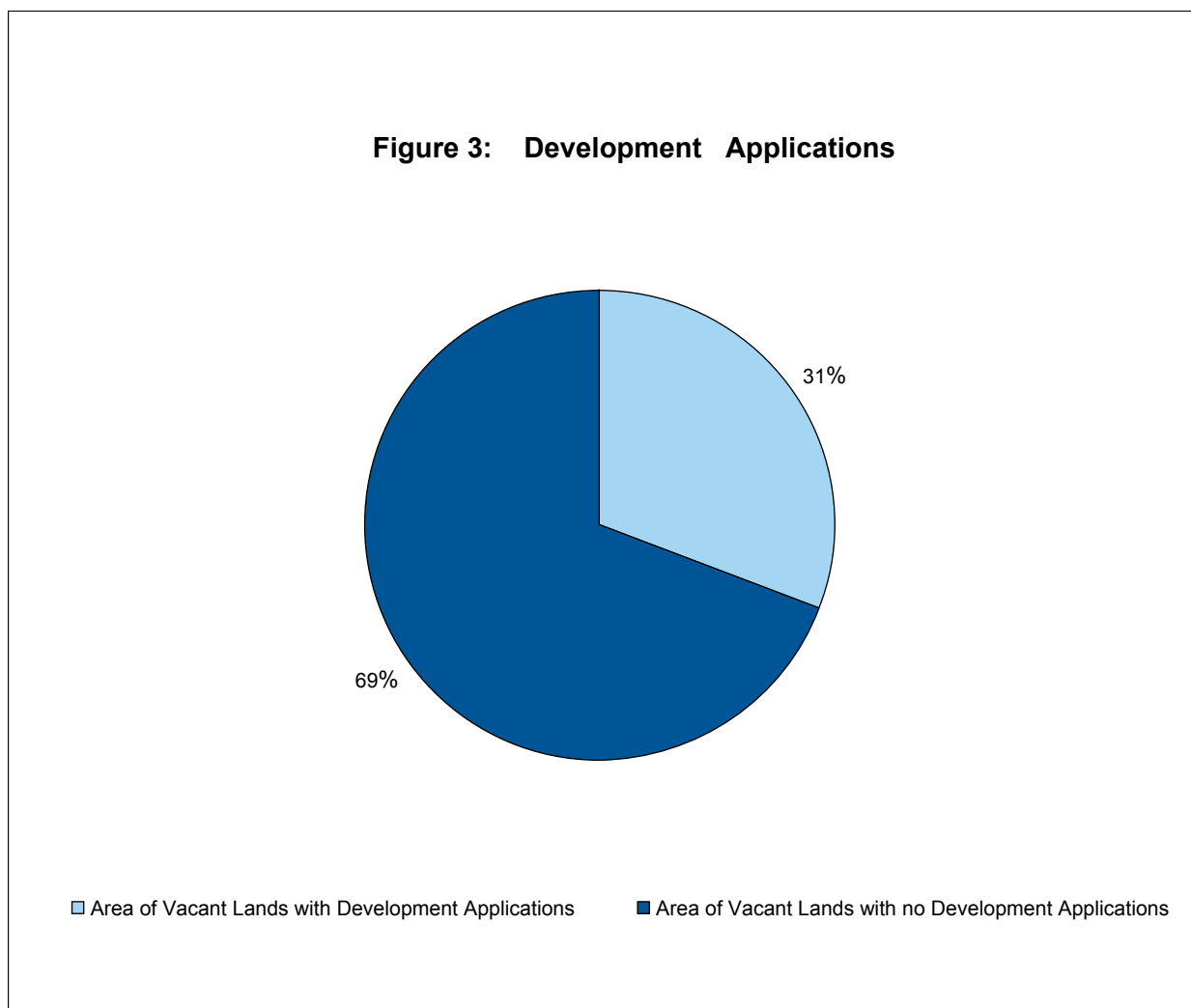
Of the total 412 vacant parcels, only one vacant parcel is larger than 40 hectares (100 acres) and 285 or 69% are smaller than 2 hectares (5 acres). Table 3 shows that approximately half the small vacant parcels are less than 0.9 hectares (2 acres). Although the majority of vacant parcels are small, opportunities exist to assemble lands since many vacant parcels are adjacent to each other.

Table 3: Small Vacant Parcels by Planning District and Size Range						
Planning District	Less than 0.4 (ha)	0.4 – 0.8 (ha)	0.9 – 1.2 (ha)	1.3 – 1.6 (ha)	1.7 – 2.0 (ha)	Total
	Less than 1.0 (acre)	1.0 – 1.9 (acre)	2.0 – 2.9 (acre)	3.0 – 3.9 (acre)	4.0 – 5.0 (acre)	
Airport Corporate	2	2	4	4	5	17
City Centre	18	8	3	4	3	36
Clarkson – Lorne Park	1	0	0	0	0	1
Dixie	3	8	1	0	1	13
East Credit	2	0	0	2	0	4
Gateway	11	23	14	8	5	61
Mavis – Erindale	5	0	3	1	0	9
Meadowvale Business Park	2	9	12	11	3	37
Meadowvale Village	1	0	0	0	0	1
Northeast	26	23	10	7	6	72
Port Credit	0	0	2	0	0	2
Sheridan	1	0	0	0	0	1
Sheridan Park	0	3	3	4	0	10
Southdown	1	6	1	3	1	12
Western Business Park	2	0	2	3	2	9
Total	75	82	55	47	26	285

Some of vacant parcels are subject to a development proposal. As of January 2007, development applications have been submitted to the City of Mississauga for 72 vacant parcels, which accounts for about 17% of the total 412 vacant parcels.

The total area of vacant employment land under development application is 362 hectares (894 acres). These parcels have been included in the report because the approval process for the application is not completed and development has not commenced.

Figure 3 illustrates the percentage distribution of the vacant employment lands area, for parcels under development applications and with no applications.



VACANT EMPLOYMENT LANDS

The information on vacant parcels is presented by Planning Districts in a series of tables and maps.

The Planning District table provides a parcel identification number (Parcel ID) assigned to each vacant land parcel which corresponds to the number of the parcel shown on the Planning District map. The table also includes information on parcel size, land use designation and zoning.

Information on existing land use has been collected for vacant portions of properties with a built area, where there may be a potential for further development either through expansion of the existing use or through land severance. Where no existing land use is indicated, the entire site is vacant.

Information has also been included on the area of the parcel which is within an environmental area identified in the City's Natural Area Survey (NAS), where it is applicable. This area has been provided separately to indicate how much of the vacant parcel is subject to Mississauga Plan environment policies and potential development restrictions.

For all parcels that are subject to a development proposal, general information on the type of development application is provided (ie. official plan amendment, rezoning, subdivision or site plan).

VACANT EMPLOYMENT BUILDINGS

This report also includes parcels with unoccupied employment buildings. The vacant status of buildings was confirmed through site visits during the fall of 2006 and compared with the 2005 and 2006 Employment Survey results. Only buildings that were built before 2005 and not occupied in 2005 and 2006 are considered vacant.

The total number of vacant employment buildings in the City is 19. These buildings are located in the Dixie, Gateway, Mavis-Erindale and Northeast Planning Districts. Information on the vacant buildings is shown in the tables before each Planning District map.

The parcel identification number (Parcel ID) provided in the Planning District table corresponds to the number of the parcel with a vacant building, shown on the Planning District map. Each record in the Planning District table includes information on the building footprint area, official plan designation, zoning, existing land use and street address.

Information on existing land use is provided only for the parcels where in addition to the vacant building, there is an occupied building(s). Land use refers to the business in the occupied building(s).

Vacant employment buildings may provide opportunities for purchase or lease, or for new development on the parcel if the building is demolished.

EMPLOYMENT LANDS WITH NON-CONFORMING USES

In addition to information on vacant lands and vacant employment buildings, the 2007 Vacant Employment Lands report includes employment lands with uses that do not conform to the Mississauga Plan designation.

Non-conforming uses are defined as uses not permitted within the official plan designation. For example, residential uses are not permitted on lands designated Business Employment and Industrial.

The non-conforming status of parcels was confirmed through site visits during the fall of 2006 and compared with the building status in the City's property database. All these parcels are located in Employment Planning Districts and have existing buildings with residential uses.

The total number of parcels with non-conforming uses is 42 and their area is 16 hectares (39 acres). Information on the employment lands with non-conforming uses is presented in the tables before each Planning District map.

Each table provides a parcel identification number (Parcel ID) that corresponds to the number shown on the Planning District map. Information on the parcel area, official plan designation, zoning, existing land use and the address of the existing building is also included.

Employment lands with non-conforming uses may provide opportunities for the expansion of neighbouring businesses, or for a transition of residential buildings to business uses.

Vacant Lands

CITY CENTRE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
C1	0.39	0.96	MU	H-CC2		0.00	0.00	
C10	0.25	0.62	MU	H-CC2	Residential/Commercial	0.00	0.00	SP
C11	0.29	0.72	MU	H-CC2	Temporary Retail	0.00	0.00	
C12	1.26	3.11	MU	H-CC2	Temporary Retail	0.00	0.00	
C13	0.18	0.44	MU	H-CC2		0.00	0.00	
C14	2.77	6.84	MU	H-CC2		0.00	0.00	
C15	0.53	1.31	MU	H-CC2		0.00	0.00	
C16	1.60	3.95	MU	H-CC2		0.00	0.00	
C17	0.27	0.67	MU			0.00	0.00	
C18	1.01	2.50	MU	H-CC2		0.00	0.00	
C19	1.77	4.37	MU	H-CC2		0.00	0.00	
C2	0.39	0.96	MU	H-CC2		0.00	0.00	
C20	1.21	2.98	R	H-CC1		0.00	0.00	
C21	0.80	1.98	R	CC1		0.00	0.00	SP
C22	1.69	4.18	MU	H-CC2		0.00	0.00	
C23	0.38	0.94	MU	CC2	Parking	0.00	0.00	
C24	10.27	25.37	MU	H-CC4, H-CCOS	Temporary Retail	0.00	0.00	T
C25	1.30	3.21	MU	H-CC2		0.00	0.00	
C26	0.28	0.68	MU	CC2	Residential	0.00	0.00	SP
C27	0.79	1.94	MU	H-RCL3-2589	Temporary Retail	0.00	0.00	
C28	0.55	1.36	MU	H-CC2		0.00	0.00	
C29	0.70	1.73	MU	H-CC2		0.00	0.00	
C3	0.22	0.54	MU	H-CC2		0.00	0.00	
C30	0.11	0.27	MU	H-CC2		0.00	0.00	
C31	0.96	2.37	MU	H-CC2		0.00	0.00	
C32	0.32	0.79	MU	H-CC2		0.00	0.00	SP
C34	0.43	1.07	MU	RM7D5-1973	Residential	0.00	0.00	SP
C35	1.59	3.92	MU	RM7D5-1973, RM5-1974	Residential	0.00	0.00	SP
C36	0.68	1.68	MU	H-CC2		0.00	0.00	
C37	0.39	0.96	MU	H-CC2		0.00	0.00	
C38	2.03	5.02	MU	H-CC2		0.00	0.00	SP

⁽¹⁾ Official Plan Abbreviations note: MU - Mixed Use, R - Retail Core Commercial.

⁽²⁾ Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

⁽³⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

⁽⁴⁾ Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Lands

CITY CENTRE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
C4	2.53	6.25	MU	CC3	Temporary Retail	0.00	0.00	SP
C40	0.64	1.59	MU	CC2	Residential	0.00	0.00	SP
C41	0.32	0.80	MU			0.00	0.00	
C42	0.24	0.59	MU	H-CC2		0.00	0.00	
C45	0.12	0.29	MU	CC2		0.02	0.06	
C6	1.77	4.37	MU	H-CC2		0.14	0.34	
C7	0.12	0.30	MU	H-CC2	Temporary Retail	0.00	0.00	
C8	0.12	0.30	MU	H-CC2		0.00	0.00	
C9	0.12	0.30	MU	H-CC2		0.00	0.00	
Summary for Planning District CITY CENTRE (40 records)								
Sum	41.39	102.26				0.16	0.40	
Min	0.11	0.27				0.00	0.00	
Max	10.27	25.37				0.14	0.34	

⁽¹⁾ Official Plan Abbreviations note: MU - Mixed Use, R - Retail Core Commercial.

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⁽³⁾ NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

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Vacant Employment Lands

AIRPORT CORPORATE

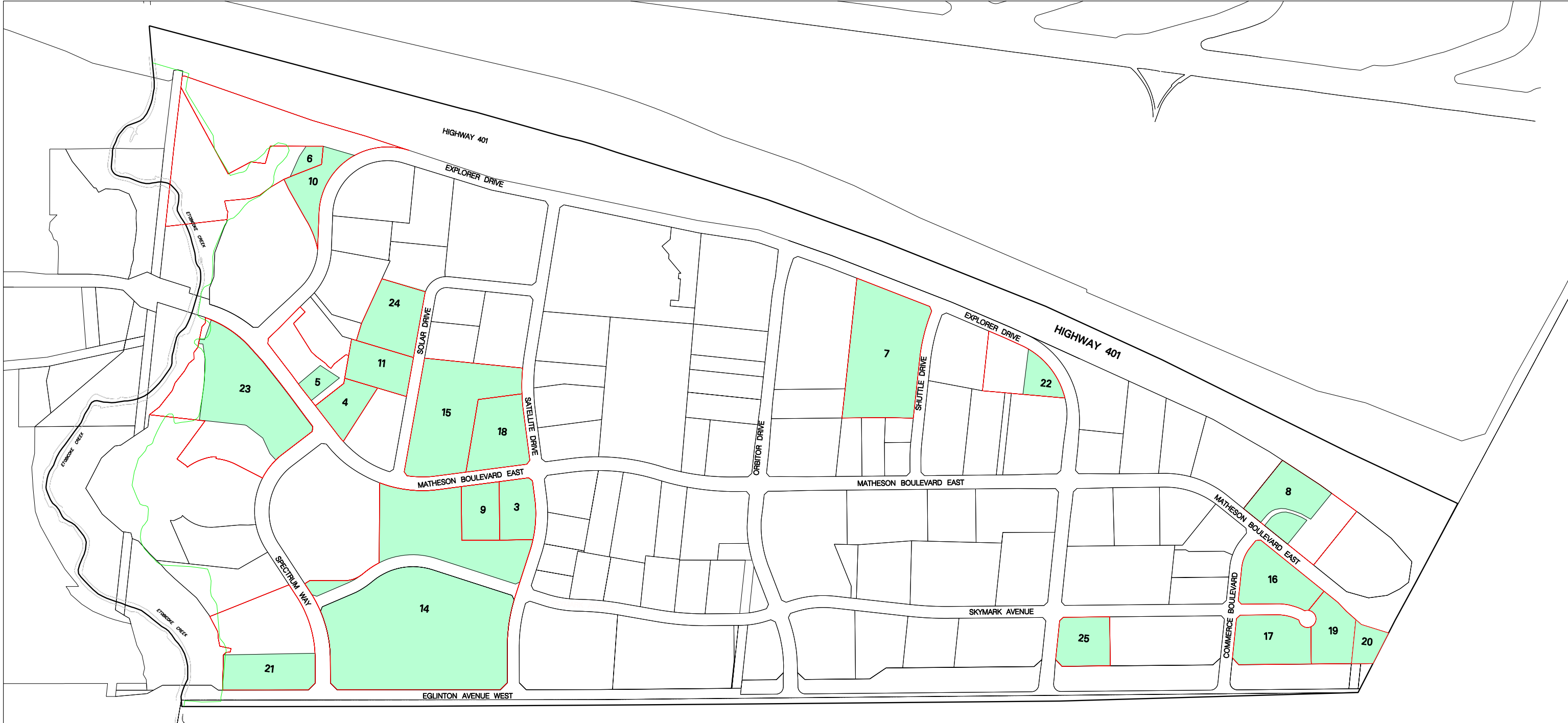
Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
3	1.01	2.50	BE	M1-1204		0.00	0.00	SP
4	0.91	2.25	BE	M1-1204		0.00	0.00	
5	0.33	0.81	BE	M1-1204	Office	0.00	0.00	
6	0.27	0.67	BE	M1-1204		0.00	0.00	
7	4.37	10.80	BE	M1-1204		0.00	0.00	
8	1.70	4.20	BE	M1-1204	Office	0.00	0.00	
9	1.01	2.50	BE	M1-1204		0.00	0.00	SP
10	1.01	2.50	BE	M1-1204	Office	0.00	0.00	SP
11	1.22	3.01	BE	M1-1204		0.00	0.00	
14	13.24	32.72	BE	M1-1204		0.00	0.00	
15	3.93	9.71	BE	M1-1204		0.00	0.00	
16	1.73	4.26	BE	M1-1204		0.00	0.00	
17	1.73	4.26	BE	M1-1204		0.00	0.00	
18	1.82	4.49	BE	M1-1204		0.00	0.00	
19	1.22	3.01	BE	M1-1204		0.00	0.00	
20	0.49	1.21	BE	M1-1204		0.00	0.00	
21	1.57	3.88	BE	M1-1204	Office	0.00	0.00	SP
22	0.58	1.43	BE	M1-1204	Office	0.00	0.00	
23	3.48	8.60	BE	M1-1204	Office	0.00	0.00	
24	1.70	4.20	BE	M1-1204		0.00	0.00	
25	1.21	2.99	BE	M1-1204		0.00	0.00	
Summary for Planning District AIRPORT CORPORATE (21 records)								
Sum	44.51	110.00				0.00	0.00	
Min	0.27	0.67				0.00	0.00	
Max	13.24	32.72				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

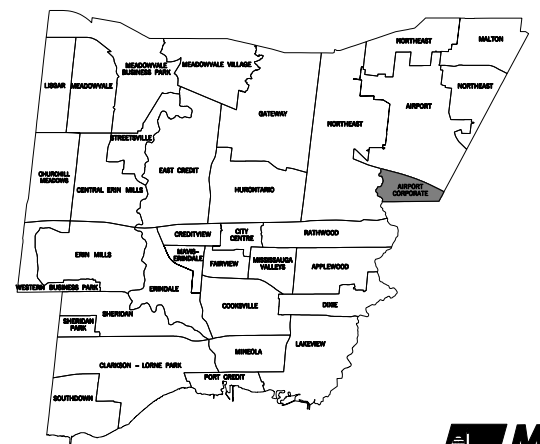
(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Airport Corporate District Vacant Employment Lands



Produced by Geomatics

2007 January

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Vacant Employment Lands

CHURCHILL MEADOWS

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
26	35.85	88.58	BE	A		0.00	0.00	OP, Z, T
Summary for Planning District CHURCHILL MEADOWS (1 record)								
Sum	35.85	88.58				0.00	0.00	
Min	35.85	88.58				0.00	0.00	
Max	35.85	88.58				0.00	0.00	

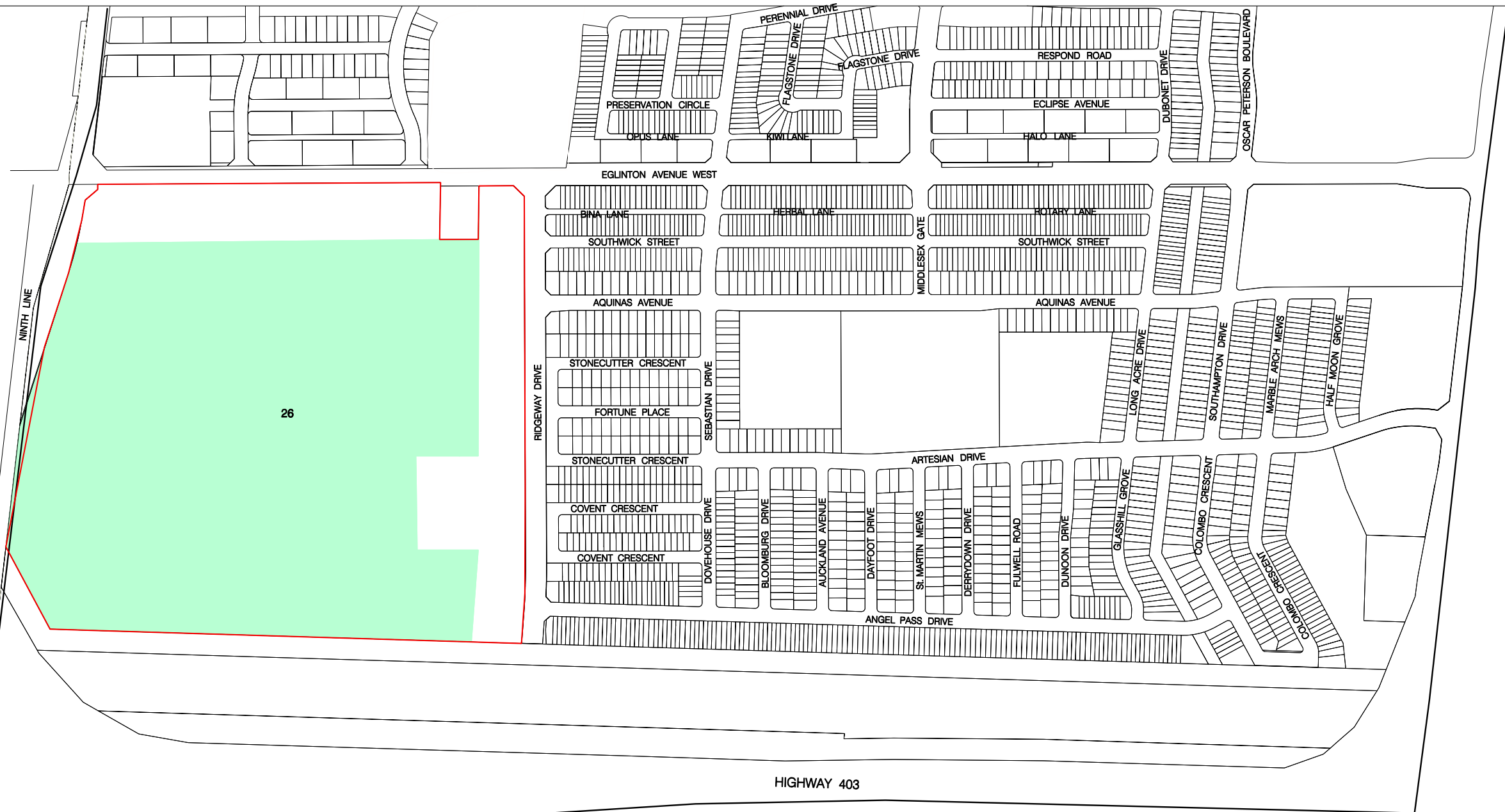
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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

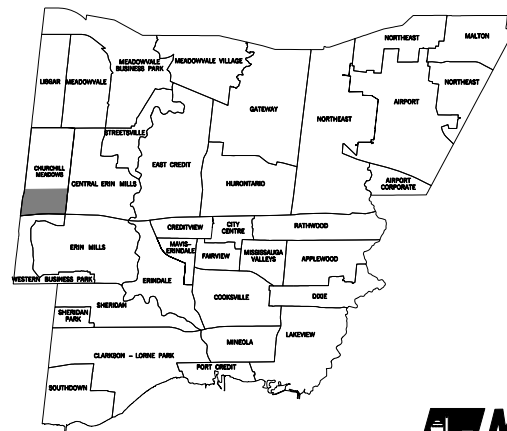
Town of Oakville



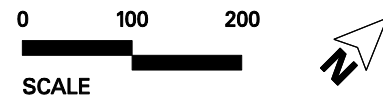
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Churchill Meadows District Vacant Employment Lands



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2007 January

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Vacant Employment Lands

CLARKSON - LORNE PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
27	0.26	0.64	BE	H-M1-1691		0.00	0.00	
Summary for Planning District CLARKSON - LORNE PARK (1 record)								
Sum	0.26	0.64				0.00	0.00	
Min	0.26	0.64				0.00	0.00	
Max	0.26	0.64				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.






(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

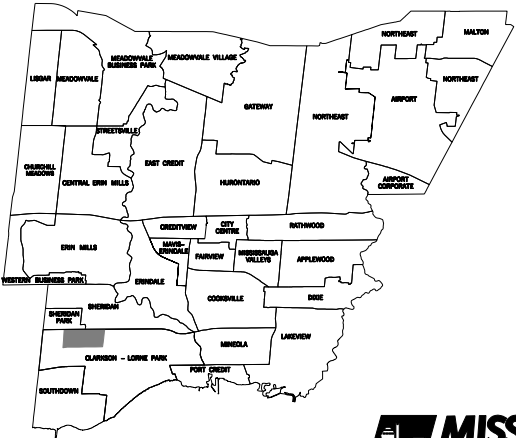
(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.



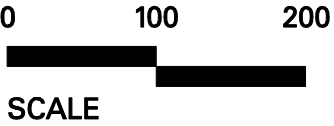
LEGEND:

-  **VACANT LANDS**
-  **VACANT BUILDINGS**
-  **LANDS WITH NON-CONFORMING USES**
-  **PROPERTY PARCEL**
- 25 SITE ID**
-  **NATURAL AREAS**

* Note: Data current to January 2007



Clarkson – Lorne Park District Vacant Employment Lands



Vacant Employment Lands

DIXIE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
28	0.13	0.33	BE	M1		0.00	0.00	
29	2.87	7.09	BE	M1	Residential	0.00	0.00	
30	2.95	7.29	BE	M2	Industrial	0.00	0.00	
31	0.03	0.07	BE	M1	Industrial	0.00	0.00	
32	1.01	2.50	BE	M1	Industrial	0.00	0.00	
33	0.78	1.93	GC	MC-1540		0.04	0.11	
34	0.59	1.46	BE	M1	Industrial	0.00	0.00	
35	0.64	1.58	BE	M1-2329		0.00	0.00	
36	0.03	0.07	GC	M1		0.00	0.00	
37	0.47	1.17	GC	MC-1255	Industrial/Commercial	0.00	0.00	
38	5.90	14.58	BE	M2		0.00	0.00	
39	4.16	10.28	BE	H-M1-2638		2.12	5.23	Z, SP
40	1.86	4.60	BE	M1, M2	Industrial	0.00	0.00	
41	0.44	1.09	GC	M1	Industrial/Commercial	0.00	0.00	
42	2.53	6.25	GC	M1-1327, M1-1328		0.00	0.00	SP
413	2.78	6.87	BE	M1, M2		0.27	0.67	SP
414	0.75	1.85	BE	M1-292		0.00	0.00	
415	0.61	1.50	BE	M1		0.00	0.00	
443	0.46	1.14	GC	MC-1865	Commercial	0.03	0.07	SP
Summary for Planning District DIXIE (19 records)								
Sum	29.00	71.65				2.46	6.08	
Min	0.03	0.07				0.00	0.00	
Max	5.90	14.58				2.12	5.23	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Buildings

DIXIE

Parcel ID	Footprint Area(m ²)	Footprint Area(ft ²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
424	102.00	1097.95	BE	M2		2345 Haines Rd
425	1150.00	12378.90	BE	M2	Industrial	2485 Haines Rd
426	1700.00	18299.25	BE	M1	Industrial	1865 Sharlyn Rd
Summary for Planning District		DIXIE (3 records)				
Min	102.00	1097.95				
Max	1700.00	18299.25				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial.

⁽²⁾ Refers to the land use of an occupied building on the same property.

Employment Lands with Non-Conforming Uses

DIXIE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
463	0.12	0.29	BE	M1	Residential	2301 Stanfield Rd
464	0.19	0.48	BE	M1	Residential	2330 Stanfield Rd
465	0.14	0.34	BE	M1	Residential	2332 Stanfield Rd
466	0.28	0.69	BE	M2	Residential	2362 Stanfield Rd
467	0.07	0.16	BE	M2	Residential	2430 Dixie Rd
468	0.08	0.20	BE	M1	Residential	2465 Loreland Ave
469	0.08	0.20	BE	M1	Residential	2475 Loreland Ave
470	0.54	1.34	BE	M1	Residential	3073,3085 Southcreek Rd
Summary for Planning District		DIXIE (8 records)				
Sum	1.50	3.70				
Min	0.07	0.16				
Max	0.54	1.34				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial

Vacant Employment Lands

EAST CREDIT

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
45	2.36	5.81	BE	M1-2577		0.00	0.00	
46	0.16	0.40	BE	M1-2578	Commercial	0.00	0.00	
47	0.33	0.81	BE	M1-2578	Commercial	0.00	0.00	
49	1.53	3.79	BE	M1-2528	Industrial	0.00	0.00	SP
50	7.00	17.30	BE	M1-2528	Commercial	0.00	0.00	SP
51	1.43	3.53	BE	M1-2528		0.00	0.00	SP
Summary for Planning District EAST CREDIT (6 records)								
Sum	12.81	31.64				0.00	0.00	
Min	0.16	0.40				0.00	0.00	
Max	7.00	17.30				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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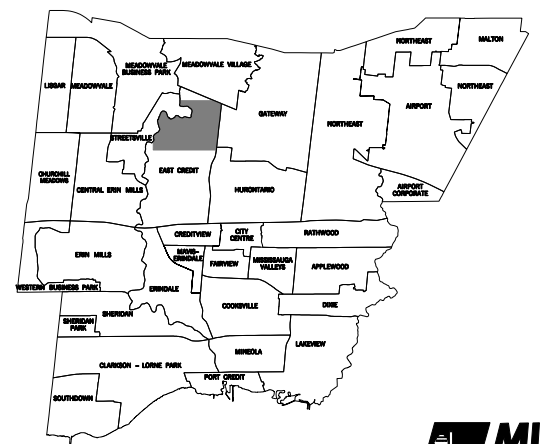
(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



East Credit District Vacant Employment Lands



Produced by Geomatics

2007 January



Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
52	1.53	3.78	BE	M1-1601		0.00	0.00	
53	1.46	3.61	BE	RCL1-2315	Office	0.00	0.00	SP
54	0.12	0.30	BE	M1-1888		0.00	0.00	
55	2.23	5.51	BE	M1-1601		0.00	0.00	
57	1.36	3.37	BE	RCL1-2293	Commercial	0.00	0.00	
58	1.94	4.80	BE	M2-1678	Industrial	0.00	0.00	
59	1.67	4.13	BE	RCL1-2354	Office	0.00	0.00	
60	0.49	1.22	BE	RCL1-1663		0.00	0.00	
61	0.62	1.53	BE	M1-1601, PB1		0.00	0.00	
62	9.64	23.82	BE	A		0.00	0.00	OP, Z
63	4.93	12.18	BE	M1-1601, PB1		0.00	0.00	
64	10.43	25.77	BE	RCL1-2432		0.00	0.00	OP, Z
65	32.83	81.12	BE	M1-2684		0.00	0.00	T
66	0.30	0.74	BE	M1-2365		0.00	0.00	
67	0.42	1.04	BE	RCL1-2364		0.00	0.00	
68	0.63	1.56	MVC	AC4-2367		0.00	0.00	
69	1.34	3.31	BE	M1-2365	Industrial	0.00	0.00	
70	11.32	27.97	BE	RCL1-2364		0.00	0.00	
71	6.83	16.87	BE	A		0.00	0.00	OP, Z
72	6.12	15.12	BE	M1-1888		0.00	0.00	SP
73	3.84	9.48	BE	RCL1-1594		0.00	0.00	
74	3.81	9.42	BE	RCL1-2010		0.00	0.00	
75	0.06	0.15	BE	M1-2365		0.00	0.00	
76	0.51	1.26	BE	M1-2513		0.00	0.00	
77	5.21	12.87	BE	M1-1601		0.00	0.00	
78	6.75	16.68	BE	RCL1-2450	Industrial	0.00	0.00	
79	2.11	5.21	BE	A		0.00	0.00	Z
80	0.53	1.32	BE	M2-1678		0.00	0.00	
82	2.90	7.16	BE	RCL1-2010		0.00	0.00	

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Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
83	0.43	1.06	BE	RCL1-1594	Office	0.00	0.00	
84	1.66	4.09	BE	M1-2670		0.00	0.00	SP
85	3.69	9.11	BE	RCL1-1594		0.00	0.00	
86	0.74	1.83	BE	A		0.00	0.00	
87	0.80	1.98	BE	0		0.00	0.00	
88	0.88	2.17	BE	H-RCL1-2702		0.00	0.00	OP, Z
90	4.04	9.97	BE	RCL1-2398, RCL1-1663		0.00	0.00	
91	0.28	0.69	BE	A		0.01	0.03	
92	1.67	4.13	BE	RCL1-1594		0.00	0.00	
93	1.08	2.67	BE	M1-1030		0.68	1.69	
94	0.97	2.40	BE	M1-1030	Industrial	0.00	0.00	
95	1.48	3.66	BE	RCL1-1033		0.00	0.00	
96	3.36	8.30	BE	RCL1-1033		0.00	0.00	
97	3.38	8.35	BE	RCL1-1033		0.00	0.00	
98	0.13	0.32	BE	RCL1-1594		0.00	0.00	
99	6.96	17.20	BE	M1-2699, PB1	Industrial	0.00	0.00	
100	0.75	1.85	BE, MVC	RCL1-1714, AC4-2050	Commercial	0.00	0.00	
101	0.29	0.72	BE	M2-1031		0.00	0.00	SP
102	4.40	10.87	BE	RCL1-1594	Office	0.00	0.00	SP
103	0.16	0.40	BE	M1-1601	Commercial	0.00	0.00	
104	2.40	5.92	BE	M1-1676		0.00	0.00	
107	0.16	0.40	BE	A		0.00	0.00	Z
108	0.60	1.48	BE	M1-1595		0.59	1.46	
110	0.82	2.03	BE	M1-1676		0.00	0.00	SP
114	0.26	0.64	BE	RCL1-2258	Industrial	0.00	0.00	
115	1.45	3.58	BE	M1-1030		0.00	0.00	SP
116	0.86	2.14	BE	M1-1601	Industrial	0.00	0.00	SP
117	0.39	0.97	BE	M1		0.00	0.00	
119	0.43	1.06	BE	M1-1030	Industrial	0.00	0.00	

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Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
121	1.16	2.87	BE	M1-2379		0.00	0.00	
124	0.41	1.01	BE	RCL1-1033		0.00	0.00	
127	1.65	4.08	BE	RCL1-1733		0.00	0.00	
128	3.97	9.81	BE	M2-1678, M1-1601		0.00	0.00	
129	6.25	15.44	BE	A		0.54	1.34	
130	2.87	7.10	BE	A		0.00	0.00	
131	1.49	3.68	BE	A	Commercial	0.00	0.00	
132	0.23	0.57	BE	A		0.00	0.00	
133	8.97	22.16	BE	A		0.16	0.39	
134	1.19	2.94	BE	RCL1-1663		0.00	0.00	
135	1.19	2.94	BE	RCL1-2258		0.00	0.00	SP
136	0.92	2.27	BE	RCL1-1733		0.00	0.00	
138	0.75	1.85	BE	RS		0.00	0.00	Z, SP
139	0.73	1.80	BE	M1-1919		0.00	0.00	
142	4.11	10.16	BE	RCL1-2010		0.00	0.00	
143	0.56	1.38	BE	RCL1-2258		0.00	0.00	
146	0.92	2.27	BE	M1-1601		0.00	0.00	
147	0.92	2.27	BE	M1-1601	Industrial	0.00	0.00	
148	0.84	2.08	BE	M1-1601		0.00	0.00	
149	0.51	1.26	BE	RCL1-2258		0.00	0.00	
150	0.58	1.43	BE	RCL1-2258		0.00	0.00	
151	0.63	1.56	BE	M1-1713		0.00	0.00	
152	1.19	2.94	BE	RCL1-1663		0.00	0.00	
417	0.56	1.38	BE	M1-1030	Industrial	0.00	0.00	SP
444	1.57	3.89	BE	M1-1601		0.00	0.00	
445	1.06	2.61	BE	M1-1595		0.00	0.00	SP
446	2.12	5.24	BE	RCL1-2720		0.00	0.00	
447	5.33	13.17	BE	RCL1-2720		0.00	0.00	
448	0.46	1.14	BE	RCL1-2720		0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Lands

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
449	0.44	1.08	BE	A		0.00	0.00	
450	0.73	1.81	BE	A		0.00	0.00	
452	2.62	6.46	BE	M1-1888	Industrial	0.00	0.00	SP
Summary for Planning District GATEWAY (90 records)								
Sum	223.39	551.93				1.99	4.91	
Min	0.06	0.15				0.00	0.00	
Max	32.83	81.12				0.68	1.69	

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Buildings

GATEWAY

Parcel ID	Footprint Area(m²)	Footprint Area(ft²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
427	2100.00	22604.95	BE	M2-1031		5735 McAdam Rd
Summary for Planning District		GATEWAY (1 record)				
Min	2100.00	22604.95				
Max	2100.00	22604.95				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial.

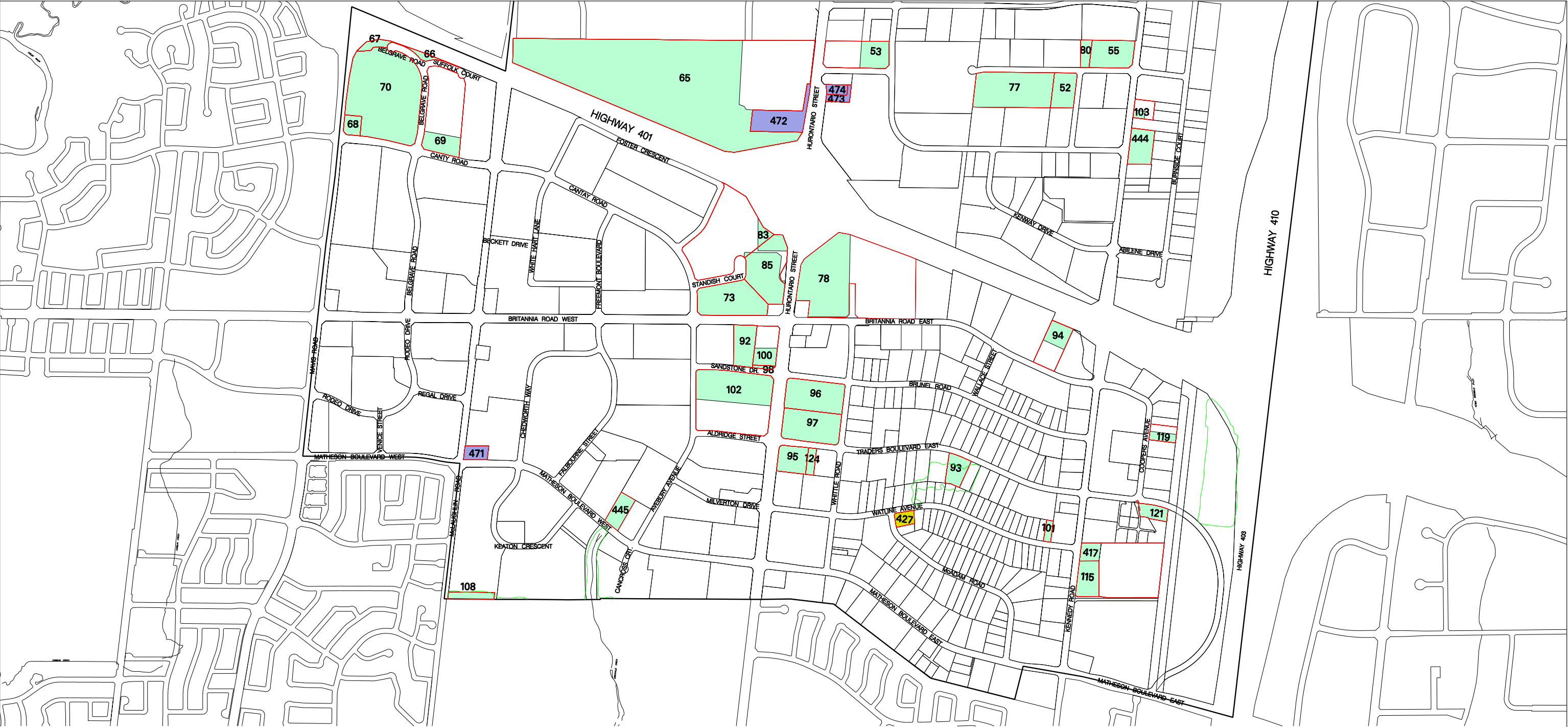
⁽²⁾ Refers to the land use of an occupied building on the same property.

Employment Lands with Non-Conforming Uses

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
471	0.63	1.55	BE	A	Residential	5801 McLaughlin Rd
472	2.35	5.81	BE	A	Residential	6250 Hurontario St
473	0.40	0.98	BE	A	Residential	6333 Hurontario St
474	0.40	0.99	BE	A	Residential	6333 Hurontario St
475	0.72	1.77	BE	R3	Residential	6405 Hurontario St
476	0.72	1.78	BE	A	Residential	241 Derry Rd E
477	0.71	1.76	BE	A	Residential	255 Derry Rd E
478	0.17	0.43	BE	RS	Residential	7165 Hurontario St
Summary for Planning District GATEWAY (8 records)						
Sum	6.10	15.08				
Min	0.17	0.43				
Max	2.35	5.81				

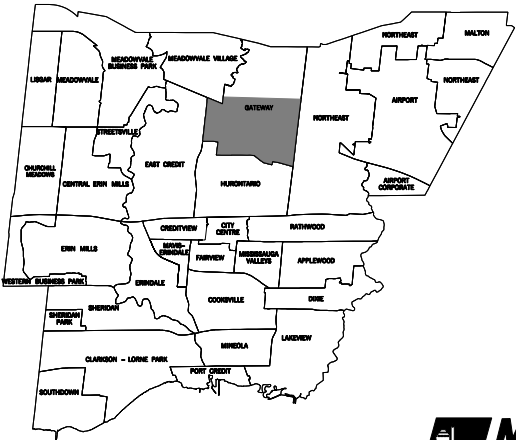
⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

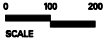
* Note: Data current to January 2007



Part 1 of 2

Gateway District

Vacant Employment Lands



Vacant Employment Lands

LAKEVIEW

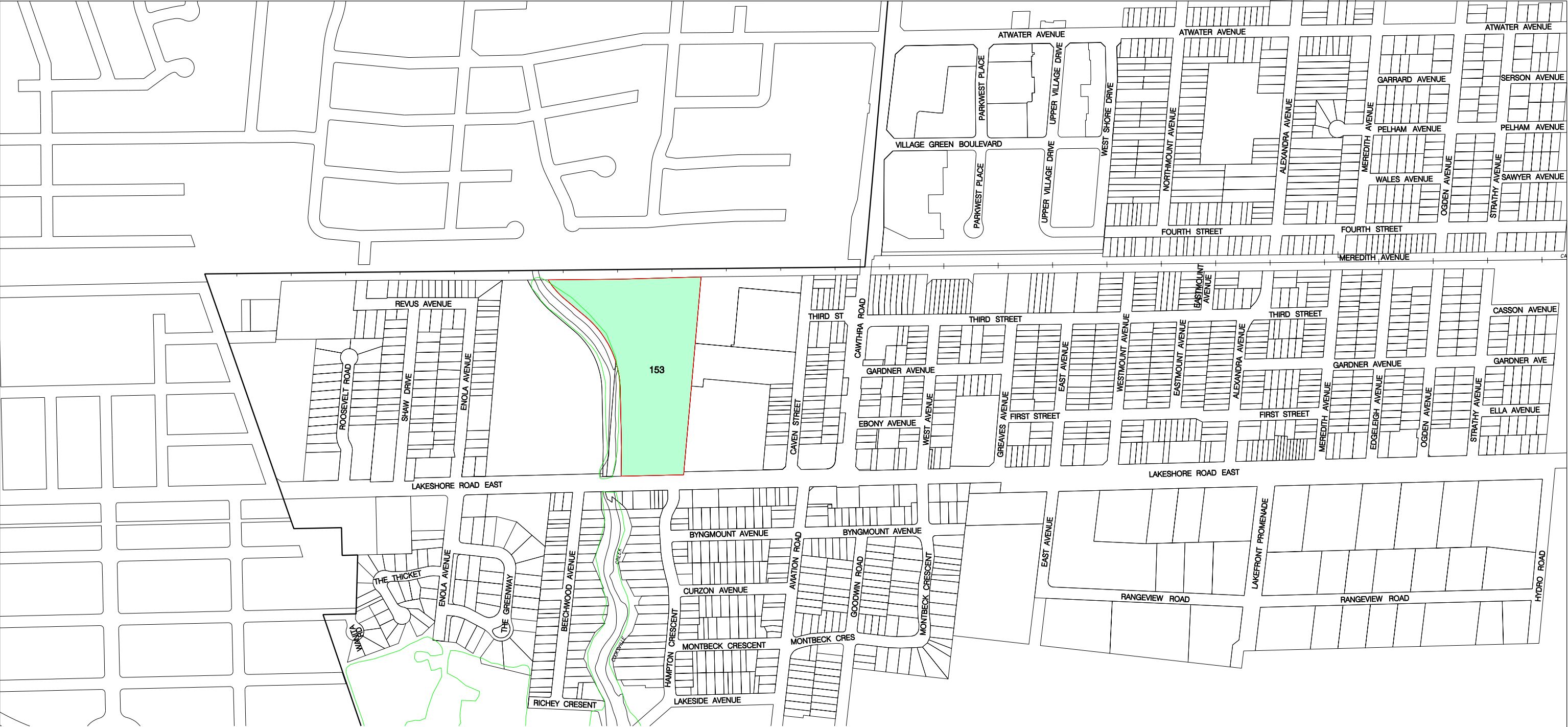
Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
153	5.18	12.81	BE	M1		0.00	0.00	OP, Z, T, SP
Summary for Planning District LAKEVIEW (1 record)								
Sum	5.18	12.81				0.00	0.00	
Min	5.18	12.81				0.00	0.00	
Max	5.18	12.81				0.00	0.00	

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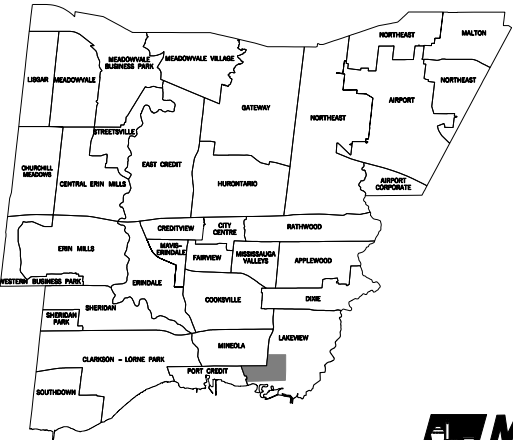
(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Lakeview District
Vacant Employment Lands



Vacant Employment Lands

MAVIS-ERINDALE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
144	0.11	0.27	BE	M2	Commercial	0.00	0.00	
145	0.19	0.46	BE	M1	Industrial	0.00	0.00	
154	0.13	0.32	GC	DC-2252		0.00	0.00	
155	0.27	0.67	BE	M1, M2		0.00	0.00	
156	0.87	2.14	BE	M1, M2	Industrial	0.00	0.00	
157	0.86	2.13	BE	M2	Industrial	0.00	0.00	
158	0.89	2.20	BE	M2	Industrial	0.00	0.00	
159	7.96	19.66	GC, BE	DC-2252, M1	Office	0.00	0.00	
160	0.10	0.24	BE	M2	Industrial	0.00	0.00	
421	1.51	3.73	BE	M2		0.00	0.00	
Summary for Planning District MAVIS-ERINDALE (10 records)								
Sum	12.88	31.83				0.00	0.00	
Min	0.10	0.24				0.00	0.00	
Max	7.96	19.66				0.00	0.00	

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

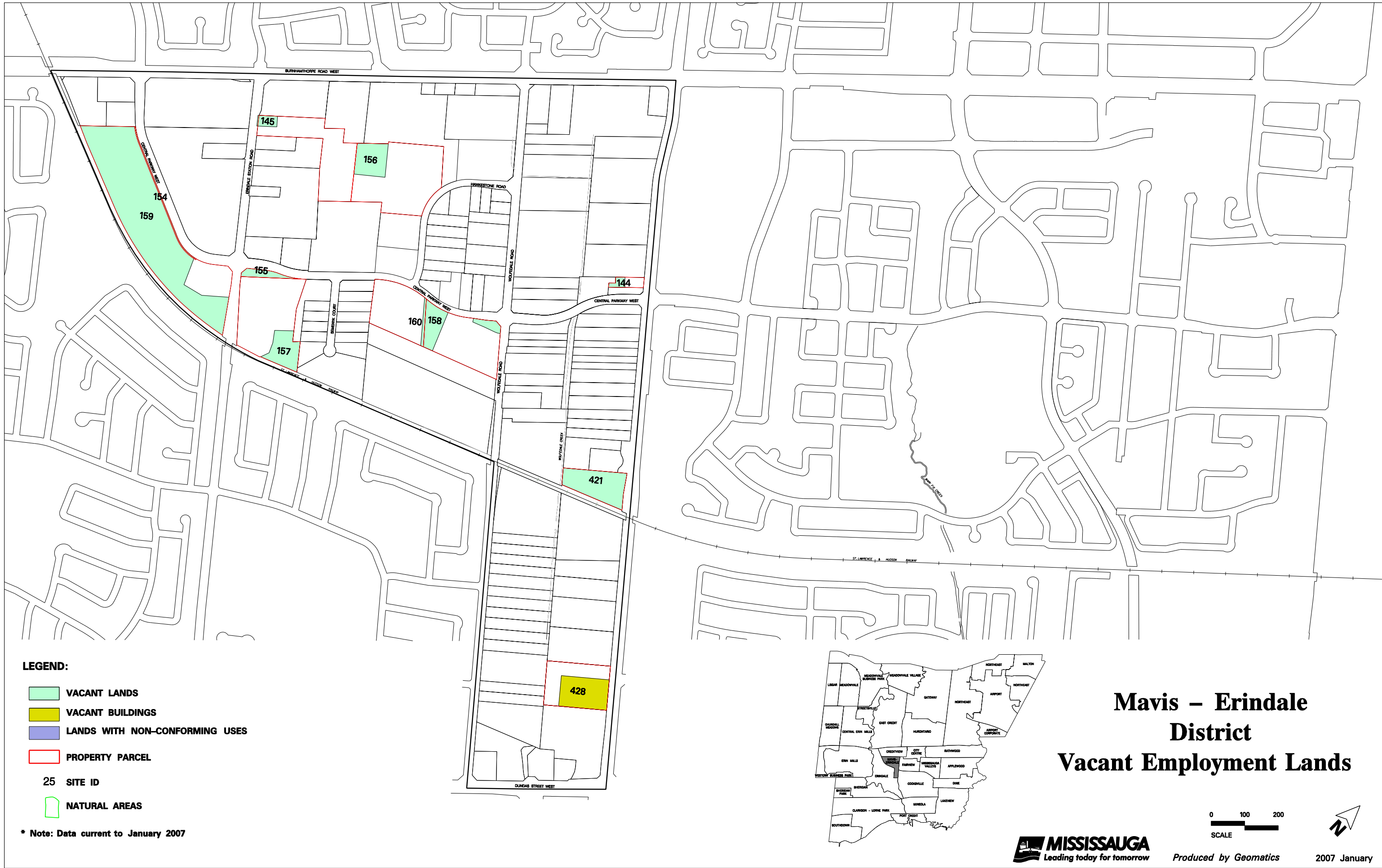
Vacant Employment Buildings

MAVIS-ERINDALE

Parcel ID	Footprint Area(m²)	Footprint Area(ft²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
428	4660.00	50161.46	BE	DC-2752	Industrial	3092 Mavis Rd
Summary for Planning District		MAVIS-ERINDALE (1 record)				
Min	4660.00	50161.46				
Max	4660.00	50161.46				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial.

⁽²⁾ Refers to the land use of an occupied building on the same property.



Vacant Employment Lands

MEADOWVALE BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
161	1.24	3.06	BE	M1-884		0.00	0.00	
162	10.78	26.64	BE	M1-2733		0.05	0.12	
163	0.91	2.25	BE	M1-2047	Office	0.00	0.00	
164	4.99	12.33	GC, BE	DC-2753, H-M1-1817		0.00	0.00	Z
165	27.97	69.11	BE	PB2		0.00	0.00	
166	20.97	51.81	BE	PB2, PB1		0.00	0.00	
167	0.81	2.01	IND	M1-1809		0.00	0.00	SP
169	0.40	0.99	BE	M1-2047		0.00	0.00	
170	4.58	11.32	BE	H-M1-1817		0.00	0.00	
171	0.98	2.42	BE	M1-1564		0.00	0.00	
173	6.76	16.71	BE	A, AC2-165		0.00	0.00	OP, Z
174	1.40	3.46	BE	M1-1228		0.00	0.00	
175	1.04	2.57	BE	RR		0.00	0.00	
176	4.83	11.93	BE	M1-881		0.00	0.00	
178	1.80	4.44	BE	M1-1564		0.00	0.00	
179	2.01	4.95	BE	M1-1228		1.23	3.05	
180	0.69	1.71	BE	AC-1454		0.00	0.00	
181	0.58	1.43	BE	M1-1642	Industrial	0.58	1.43	
182	2.07	5.12	BE	M1-1642, M2-1566	Industrial	0.00	0.00	
183	1.59	3.92	BE	M1-2417		0.00	0.00	SP
184	1.46	3.61	BE	M1-1083	Industrial	0.00	0.00	
185	1.43	3.53	BE	M1-1564	Office	0.00	0.00	SP
186	1.47	3.63	BE	M1-1564		0.07	0.18	
187	1.00	2.47	BE	M1-1642		0.00	0.00	
188	1.28	3.16	BE	M1-1564		0.28	0.68	
189	8.65	21.39	BE	PB2		0.00	0.00	
190	3.03	7.48	BE	M2-1566		0.00	0.00	
191	0.93	2.30	BE	RCL1-2043		0.00	0.00	
193	2.47	6.10	BE	RCL2-2337, O3-1338		0.00	0.00	SP

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Lands

MEADOWVALE BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
194	5.07	12.53	BE	RCL1-1643		0.00	0.00	SP
196	1.07	2.64	BE	M1-1775		0.00	0.00	
197	6.77	16.73	BE	PB2	Industrial	0.00	0.00	
198	2.90	7.17	BE	PB2		0.00	0.00	Z, SP
199	0.83	2.05	BE	M1-1642		0.00	0.00	
201	1.39	3.44	BE	M1-881		0.00	0.00	
202	1.32	3.26	BE	M1	Office	0.04	0.10	
204	1.43	3.53	BE	M1-794		0.01	0.03	
205	2.46	6.07	BE	M1-2048	Industrial	0.00	0.00	SP
206	0.71	1.75	GC	AC3-1918		0.00	0.00	
207	0.39	0.96	BE	MC-1453		0.00	0.00	
208	2.26	5.58	BE	M1-2048, M1-2047	Industrial	0.00	0.00	
209	2.15	5.31	BE	M1-884		0.00	0.00	
210	1.79	4.41	BE	M1-2048		0.00	0.00	
211	4.01	9.91	BE	MC-2512		0.00	0.00	
213	1.20	2.96	BE	M1-2047		0.00	0.00	
214	1.06	2.62	BE	M1-2047		0.00	0.00	
215	1.05	2.60	BE	M1-2047		0.00	0.00	
216	0.91	2.25	BE	M1		0.00	0.00	
218	0.72	1.78	BE	M1		0.00	0.00	
219	0.52	1.28	BE	M1-2047		0.00	0.00	
220	2.38	5.89	BE	M1-2048		0.00	0.00	
221	0.80	1.98	BE	M1-1616		0.00	0.00	
222	0.61	1.51	BE	RCL1-2043	Industrial	0.00	0.00	
224	2.35	5.80	BE	M1-2527	Office	0.00	0.00	
225	1.27	3.14	GC	M1-2161	Commercial	0.00	0.00	SP
227	1.99	4.92	BE	M1		0.00	0.00	
229	0.71	1.75	BE	RCL1-2043	Office	0.00	0.00	SP
230	0.22	0.54	BE	M1-1616		0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Lands

MEADOWVALE BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
231	3.47	8.57	BE	M1-1228	Industrial	0.00	0.00	
232	83.25	205.71	BE	M2-141		0.00	0.00	Z, T
233	5.15	12.72	BE	MC-1453		0.00	0.00	
453	2.03	5.02	BE	RCL2-2338	Commercial/Office	0.00	0.00	SP
Summary for Planning District MEADOWVALE BUSINESS PARK (62 records)								
Sum	262.34	648.24				2.26	5.59	
Min	0.22	0.54				0.00	0.00	
Max	83.25	205.71				1.23	3.05	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

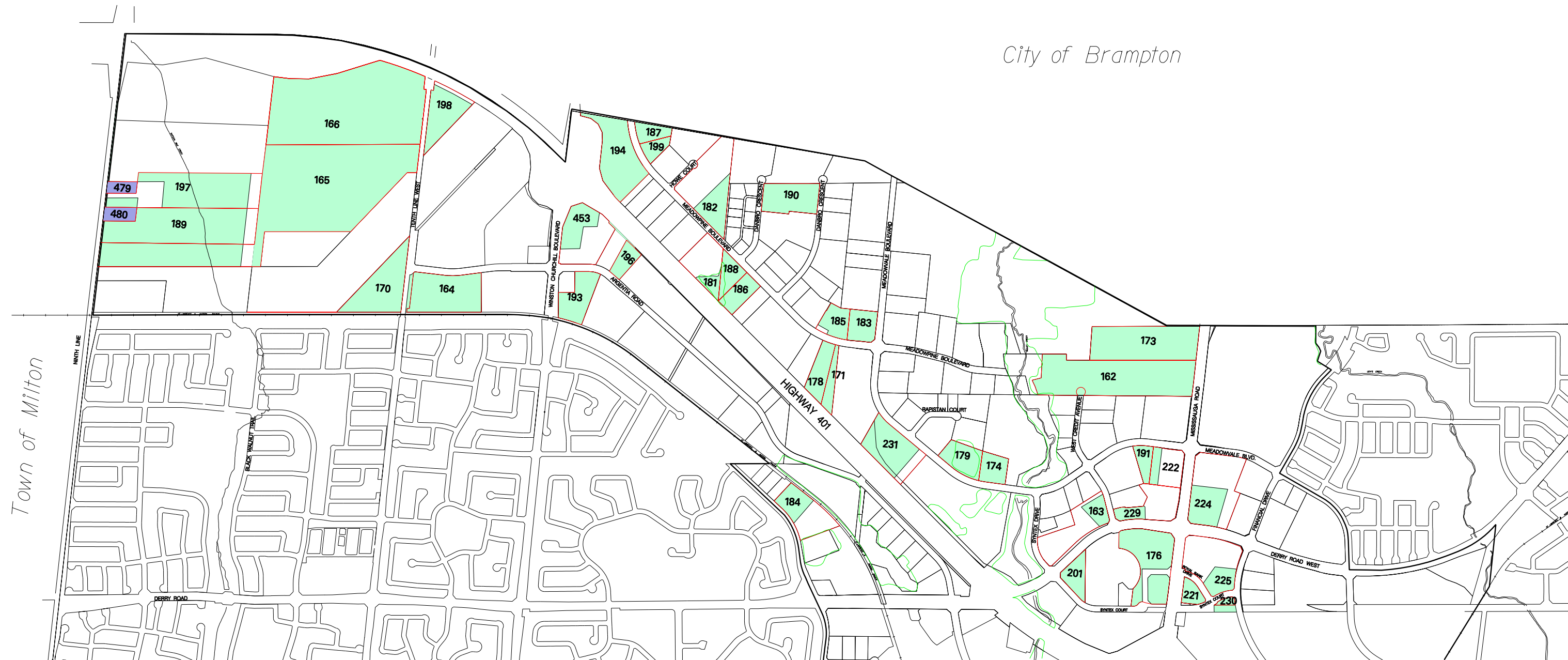
Employment Lands with Non-Conforming Uses**MEADOWVALE BUSINESS PARK**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
479	0.47	1.17	BE	PB2	Residential	7467 Ninth Line
480	0.83	2.05	BE	PB2	Residential	7435 Ninth Line
Summary for Planning District MEADOWVALE BUSINESS PARK (2 records)						
Sum	1.30	3.22				
Min	0.47	1.17				
Max	0.83	2.05				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial

Town of Halton Hills

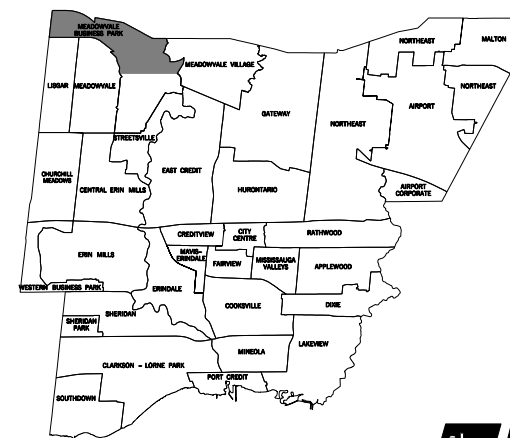
City of Brampton



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



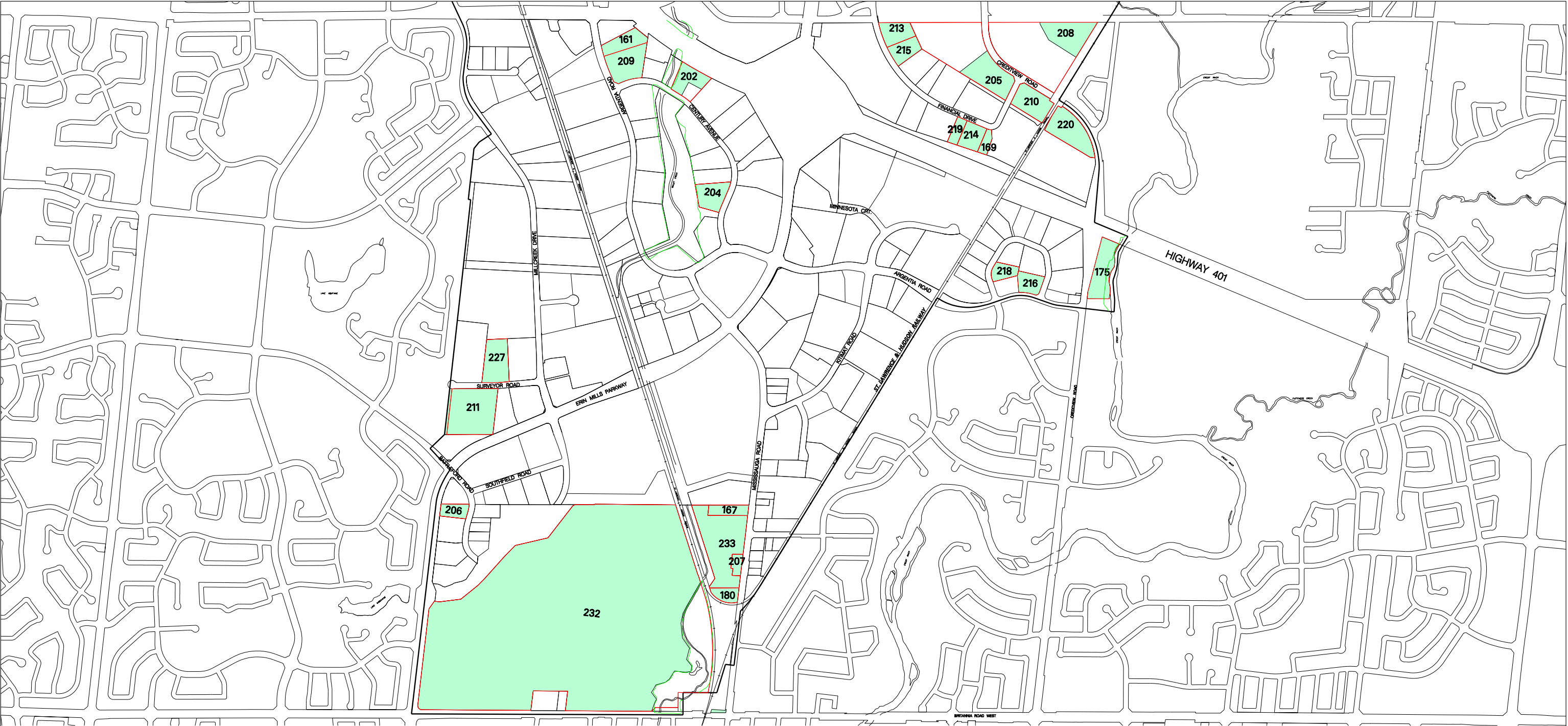
Part 1 of 2 Meadowvale Business Park District Vacant Employment Lands



Produced by Geomatics

2007 January

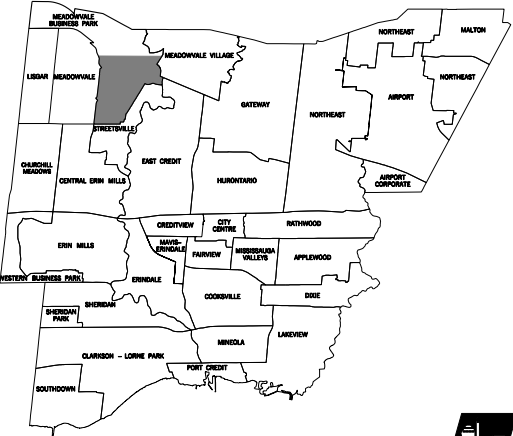




LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Part 2 of 2

Meadowvale Business Park District

Vacant Employment Lands



Vacant Employment Lands

MEADOWVALE VILLAGE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
235	7.19	17.76	BE	H-M1-2580, H-M1-2581		0.00	0.00	OP, Z, T
236	0.04	0.10	BE	H-M1-2580		0.00	0.00	T
Summary for Planning District MEADOWVALE VILLAGE (2 records)								
Sum	7.22	17.86				0.00	0.00	
Min	0.04	0.10				0.00	0.00	
Max	7.19	17.76				0.00	0.00	

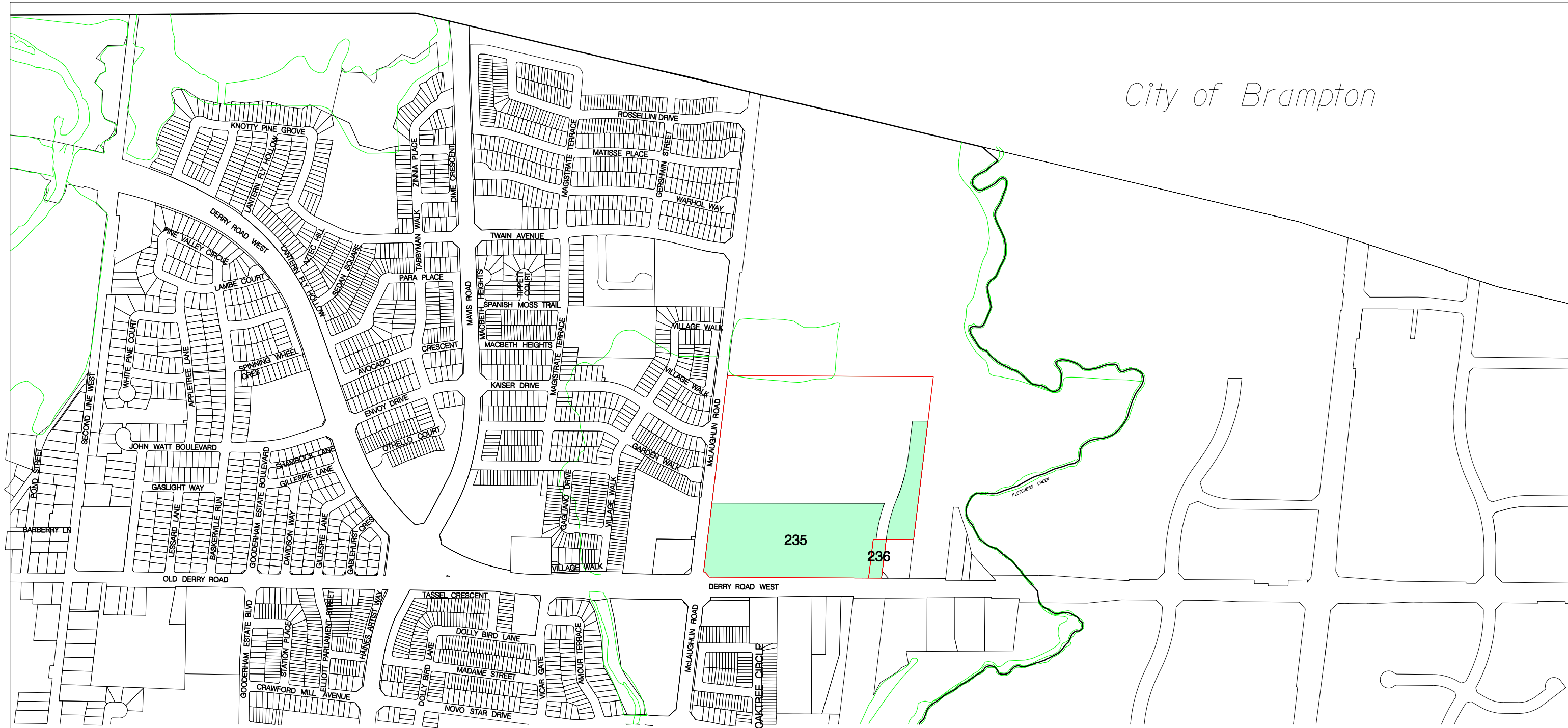
(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

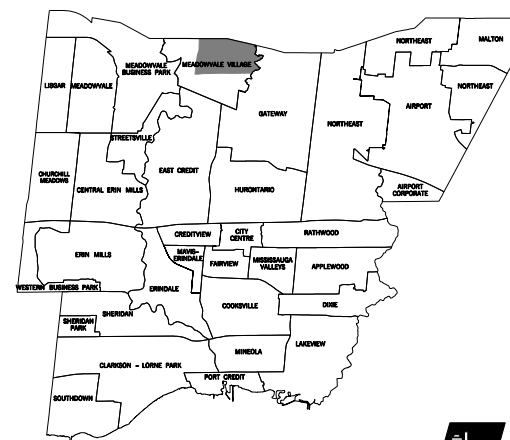
City of Brampton



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Meadowvale Village District Vacant Employment Lands

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2007 January

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Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
237	0.11	0.27	BE	A		0.00	0.00	
239	0.68	1.68	GC	M1-2311		0.00	0.00	
240	0.65	1.61	GC	M1-2311		0.00	0.00	
242	0.32	0.79	BE	R4		0.00	0.00	Z
243	0.66	1.63	BE	M1-2594, H-M1-2594	Residential	0.02	0.06	
244	0.21	0.52	BE	M2	Industrial	0.00	0.00	
245	0.93	2.30	BE	M1-1113		0.00	0.00	
246	1.05	2.60	BE	M1-2397		0.88	2.18	
248	2.57	6.35	BE	M1-1965	Commercial	0.00	0.00	SP
249	4.46	11.03	BE	M1-2397		0.00	0.00	
250	9.79	24.19	BE, GC	M1-2397, M1-2396		0.07	0.16	
251	8.18	20.21	BE	M1-2397		0.15	0.37	SP
253	0.14	0.35	BE	R4		0.14	0.35	
254	0.11	0.27	BE	R4		0.00	0.00	
255	0.24	0.59	GC	R4		0.00	0.00	
256	0.40	0.99	BE	M1-2594, H-M1-2594	Residential	0.04	0.09	
257	8.09	19.99	BE	PB1		2.76	6.83	
258	0.40	0.99	GC	R4	Residential	0.08	0.20	
259	0.36	0.89	GC	R4		0.00	0.00	
260	0.55	1.36	BE	R4		0.55	0.36	
261	0.56	1.38	BE	R4		0.56	1.38	
262	0.55	1.36	BE	R4		0.55	1.36	
263	1.32	3.26	BE	M1-2594, H-M1-2594	Residential	0.41	1.02	
264	0.73	1.80	BE	M1-1487		0.00	0.00	Z, SP
265	1.31	3.24	BE	M1-2442		0.00	0.00	
266	3.41	8.43	BE	R4		0.00	0.00	
267	7.82	19.32	BE	R4		1.91	4.71	
269	0.12	0.30	BE	R4		0.00	0.00	
270	0.36	0.89	BE	M1	Commercial	0.00	0.00	

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
271	1.66	4.10	BE	A		0.00	0.00	
273	1.53	3.78	BE	M1-831		0.00	0.00	
274	0.51	1.25	BE	M1		0.00	0.00	
275	0.83	2.05	BE	M1-733	Industrial	0.00	0.00	
276	2.38	5.88	IND	M2-2743	Industrial	0.00	0.00	
277	0.05	0.12	BE	A		0.00	0.00	
278	0.20	0.49	BE	M1-981		0.00	0.00	
280	0.48	1.19	BE	M1, M2		0.00	0.00	
281	2.98	7.37	BE	HC, M1	Religious Assembly	0.00	0.00	SP
282	0.75	1.85	BE	M1-753	Industrial	0.00	0.00	
285	1.63	4.03	BE	M1, M2		0.00	0.00	
286	0.24	0.59	BE	M1-985	Industrial	0.00	0.00	
287	0.25	0.62	BE	M1-985	Industrial	0.00	0.00	
289	0.86	2.13	BE	M1-733		0.00	0.00	
290	0.22	0.54	GC	A		0.00	0.00	
291	0.89	2.20	GC	M1	Industrial	0.00	0.00	
293	0.37	0.91	BE	M1	Commercial	0.00	0.00	
294	0.47	1.16	BE	M2-2127	Commercial	0.00	0.00	
296	1.47	3.63	IND	M2-2743	Industrial	0.00	0.00	
297	1.83	4.53	BE	M1	Industrial	0.00	0.00	
298	1.41	3.48	BE	M2	Office	1.25	3.09	
299	9.88	24.41	BE	M1, M2		0.00	0.00	
300	0.85	2.09	GC	M1	Industrial	0.00	0.00	
301	2.04	5.03	GC	M1		0.00	0.00	
302	0.28	0.69	BE	M2		0.00	0.00	
303	0.71	1.75	BE	M2	Industrial	0.00	0.00	
305	7.01	17.31	GC, BE	M1, M2		0.00	0.00	
306	2.17	5.35	BE	M1-2397		0.00	0.00	
307	5.26	13.00	GC, BE	M1-2396, M1-2397		0.00	0.00	SP

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
308	2.82	6.98	BE	A		0.00	0.00	
309	2.27	5.60	BE	M1		0.00	0.00	
310	0.16	0.40	BE	HC	Commercial	0.00	0.00	
312	2.83	7.00	BE	M2		0.00	0.00	
313	0.31	0.77	BE	M1		0.00	0.00	
314	0.03	0.07	BE	M1-1107		0.00	0.00	
315	0.32	0.79	BE	M1		0.00	0.00	
317	0.31	0.77	BE	M1-1107	Industrial	0.00	0.00	
318	0.41	1.01	BE	M1-1107	Industrial	0.00	0.00	
319	0.54	1.33	BE	M2	Industrial	0.00	0.00	
321	1.11	2.74	BE	M2	Industrial/Parking	0.00	0.00	
322	2.34	5.78	BE	M2	Industrial	0.00	0.00	
323	3.90	9.64	BE	M1		0.00	0.00	SP
324	1.32	3.26	BE	M2	Industrial	0.00	0.00	
325	3.46	8.55	BE	M1, M2, M2-2520		0.00	0.00	
328	1.42	3.51	BE	M1-1613		0.00	0.00	
329	14.83	36.64	BE	M1	Industrial/Commercial	0.37	0.92	
330	6.12	15.12	BE	A		0.00	0.00	
331	0.40	0.99	BE	M2		0.00	0.00	
332	0.40	0.99	BE	M2		0.00	0.00	
333	0.69	1.70	BE	M2		0.00	0.00	
335	0.07	0.17	BE	M2		0.00	0.00	
336	1.78	4.40	BE	M1-2468		0.00	0.00	
337	3.30	8.14	BE	M1		0.00	0.00	
338	3.10	7.67	BE	M1		0.00	0.00	
339	1.13	2.79	BE	M1		0.00	0.00	
340	0.44	1.09	BE	M1		0.00	0.00	SP
341	0.61	1.51	BE	M1		0.00	0.00	
342	1.99	4.92	BE	M2		1.19	2.95	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Lands

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
343	3.29	8.12	BE	M1, M2, M2-2520		0.00	0.00	
345	2.15	5.30	BE	M1	Industrial	0.00	0.00	
346	0.26	0.64	BE	M1		0.00	0.00	
348	0.99	2.44	BE	M2, M2-410, M2- 262		0.00	0.00	
351	0.70	1.73	BE	M2	Industrial	0.00	0.00	
419	0.84	2.08	BE	M2	Industrial	0.00	0.00	
423	40.36	99.73	BE	M1, M2	Industrial	0.00	0.00	
454	1.66	4.09	BE	M2		0.00	0.00	
455	0.13	0.32	BE	H-RCL1-1657		0.00	0.00	
456	0.10	0.25	BE	AC6-1658	Commercial	0.00	0.00	
457	3.00	7.41	BE	M1-1862	Industrial	0.00	0.00	SP
458	2.94	7.27	BE	M2		0.00	0.00	SP
459	3.80	9.40	BE	M1, M2, M2-1165		0.00	0.00	
460	0.26	0.64	BE	M2	Industrial	0.00	0.00	
461	0.58	1.43	BE	M2	Industrial	0.00	0.00	
Summary for Planning District NORTHEAST (102 records)								
Sum	224.79	555.34				10.93	26.02	
Min	0.03	0.07				0.00	0.00	
Max	40.36	99.73				2.76	6.83	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

Vacant Employment Buildings

NORTHEAST

Parcel ID	Footprint Area(m ²)	Footprint Area(ft ²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
429	1370.00	14747.04	BE	M2		6920 Invader Cres
430	1500.00	16146.39	BE	M2		6115 Shawson Rd
431	920.00	9903.12	BE	M2		5210 General Rd
432	8885.00	95640.47	BE	M1		1035 Ronsa Crt
433	1460.00	15715.82	BE	M1-733		6030 Kestrel Rd
434	3750.00	40365.98	GC	M1		1660 Matheson Blvd
435	3050.00	32831.00	BE	M2	Industrial	1880 Courtneypark Dr E
436	4700.00	50592.03	BE	M2	Industrial	6345 Netherhart Rd
437	4900.00	52744.89	BE	M1		5600 Ambler Dr
438	2700.00	29063.51	BE	M1		6271 Dorman Rd
439	3160.00	34015.07	BE	M1		6281 Dorman Rd
440	2250.00	24219.59	BE	M1		6291 Dorman Rd
441	11700.00	125941.87	BE	M2		6525 Northwest Dr
442	2400.00	25834.23	BE	M1		3530 Nashua Dr
Summary for Planning District		NORTHEAST (14 records)				
Min	920.00	9903.12				
Max	11700.00	125941.87				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial.

⁽²⁾ Refers to the land use of an occupied building on the same property.

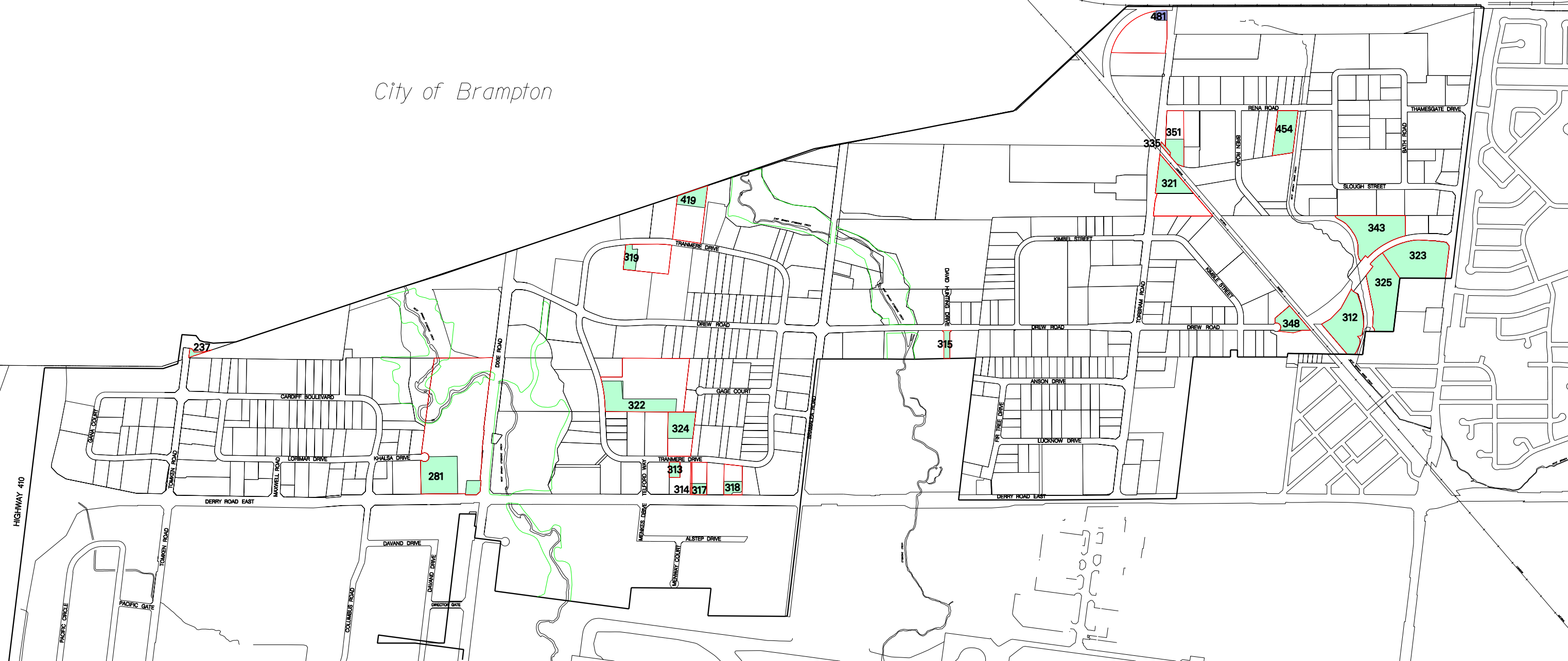
Employment Lands with Non-Conforming Uses

NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
481	0.21	0.52	BE	M2	Residential	7680 Torbram Rd
482	0.10	0.25	IND	M5	Residential	5799 Luke Rd
483	0.19	0.46	GC	R4	Residential	1108 Eglinton Ave E
484	0.21	0.52	GC	R4	Residential	1086 Eglinton Ave E
485	0.13	0.33	BE	M1-1601	Residential	4625 Tomken Rd
486	0.12	0.30	BE	R4	Residential	4619 Tomken Rd
487	0.17	0.43	BE	M1-1601	Residential	4611 Tomken Rd
488	0.31	0.76	BE	R4	Residential	4594 Tomken Rd
489	0.32	0.80	BE	M1-2594	Residential	4582 Tomken Rd
490	0.19	0.46	BE	M1-2594	Residential	4574 Tomken Rd
491	0.09	0.22	BE	M1-2594	Residential	4568 Tomken Rd
492	0.09	0.22	BE	M1-2594	Residential	4564 Tomken Rd
493	0.44	1.09	BE	M1-2594	Residential	4560 Tomken Rd
494	0.09	0.23	BE	R4	Residential	4552 Tomken Rd
Summary for Planning District NORTHEAST (14 records)						
Sum	2.66	6.56				
Min	0.09	0.22				
Max	0.44	1.09				






⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial

City of Brampton

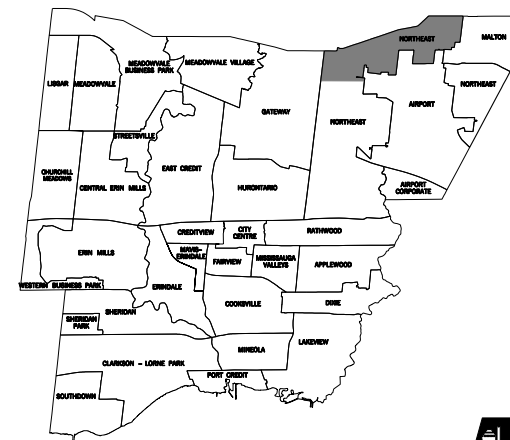


Part 1 of 5
Northeast District
Vacant Employment Lands

LEGEND:

-  **VACANT LANDS**
-  **VACANT BUILDINGS**
-  **LAND WITH NON-CONFORMING USES**
-  **PROPERTY PARCEL**
- 25 SITE ID**
-  **NATURAL AREAS**

* Note: Data current to January 2007




Produced by Geomatics


2007 January


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The map displays a portion of the City of Brampton, Ontario, Canada. It features a grid of streets including Derry Road East, Mid-Way Boulevard, Courtney Park Drive East, and Highway 410. Several residential lots are highlighted in green and labeled with numbers: 245, 273, 270, 271, 277, 278, 290, 329, 330, 331, 332, 333, 429, 455, and 456. The map also shows a river and a park area.

A map of the City of Madison, Wisconsin, showing its various neighborhoods. The Airport Corporate Center area, located in the northeast, is highlighted in gray. The map includes labels for numerous neighborhoods such as Meadowville, NorthEast, Airport, and others.


 **VACANT LANDS**

 **VACANT BUILDINGS**

 **LANDS WITH NON-CONFORMING USES**

 **PROPERTY PARCEL**

25 SITE ID

 **NATURAL AREAS**



MISSISSAUGA
Leading today for tomorrow

2007 January

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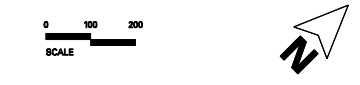
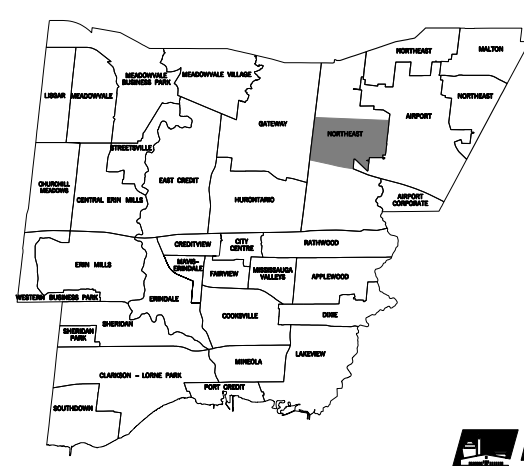
LESTER B. PEARSON INTERNATIONAL AIRPORT (MALTON)

Part 3 of 5 Northeast District Vacant Employment Lands

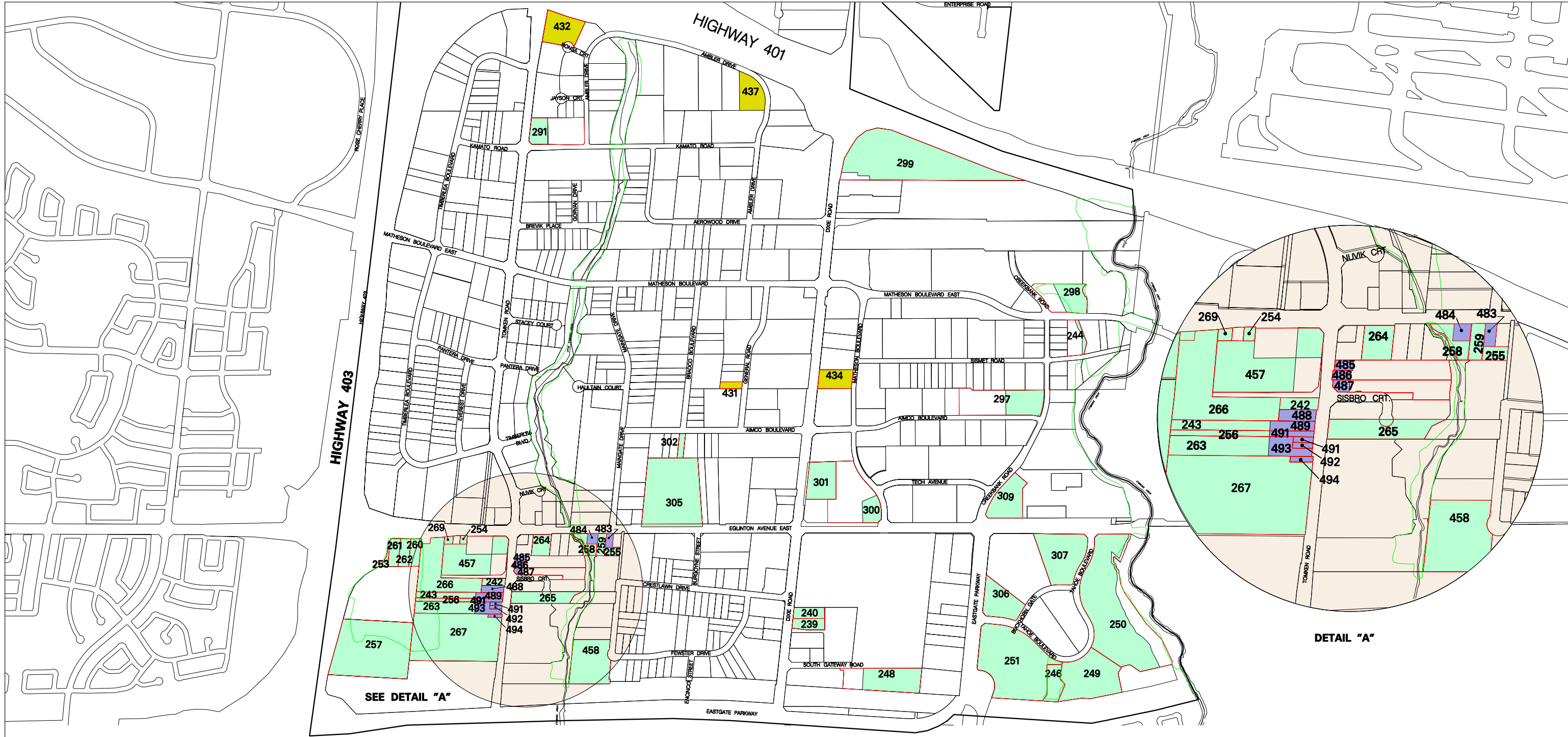
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



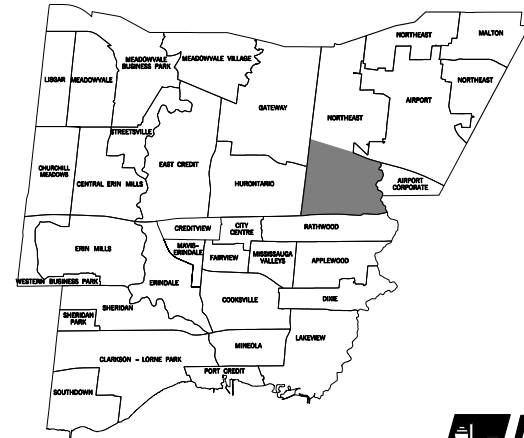
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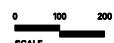
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

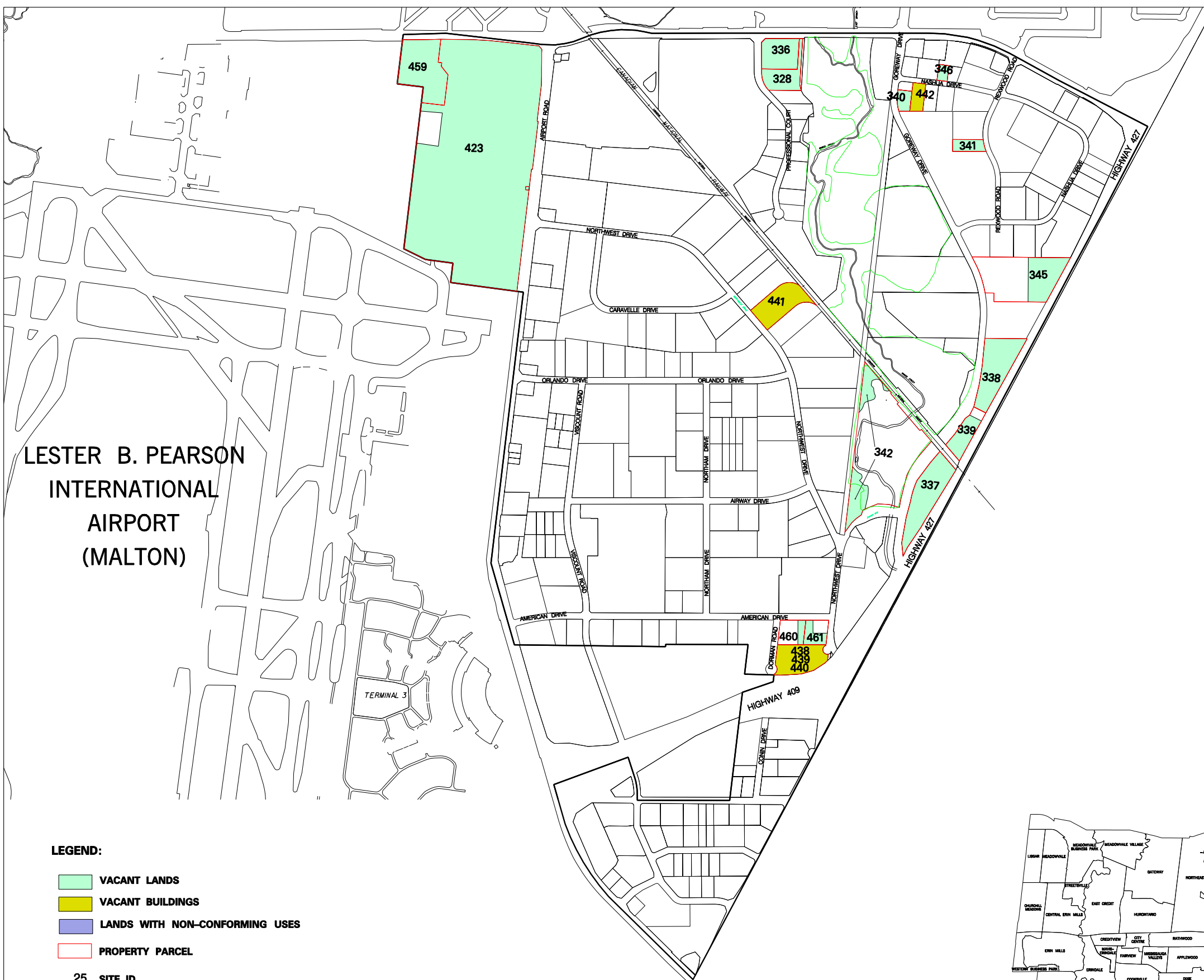
* Note: Data current to January 2007



Part 4 of 5 Northeast District Vacant Employment Lands



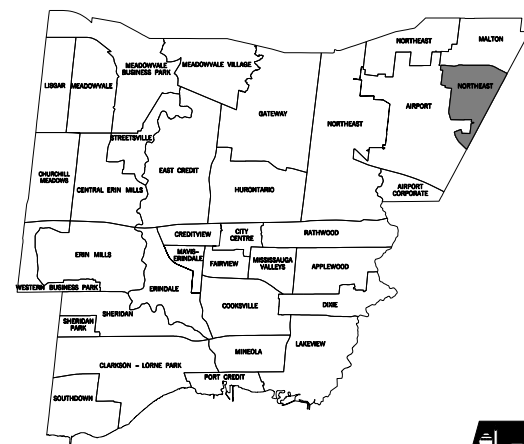
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City of Toronto

- LEGEND:**
- VACANT LANDS
 - VACANT BUILDINGS
 - LANDS WITH NON-CONFORMING USES
 - PROPERTY PARCEL
 - 25 SITE ID
 - NATURAL AREAS

* Note: Data current to January 2007

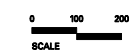


Part 5 of 5 Northeast District Vacant Employment Lands



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2007 January



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Vacant Employment Lands

PORT CREDIT

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
353	1.20	2.96	BE	C3		0.00	0.00	
354	0.84	2.08	BE	M, M1, P1, H-C3		0.00	0.00	
Summary for Planning District PORT CREDIT (2 records)								
Sum	2.04	5.04				0.00	0.00	
Min	0.84	2.08				0.00	0.00	
Max	1.20	2.96				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

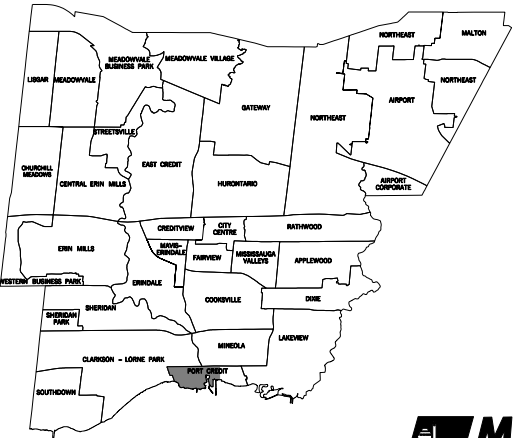


Lake Ontario

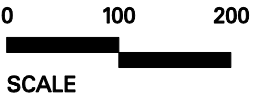
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Port Credit District Vacant Employment Lands



SCALE



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2007 January

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Vacant Employment Lands

SHERIDAN

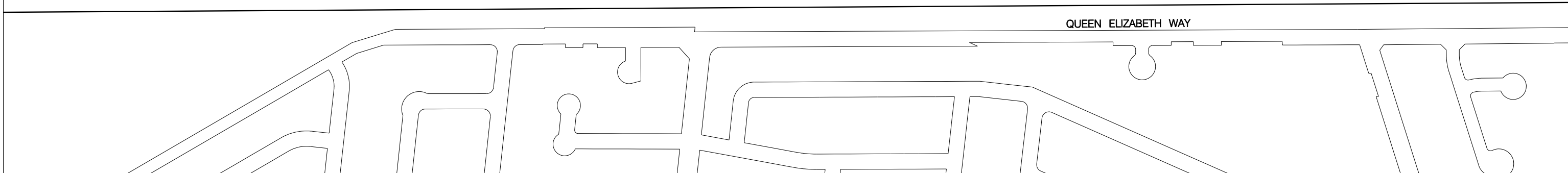
Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
356	0.17	0.42	BE	R2		0.00	0.00	
Summary for Planning District SHERIDAN (1 record)								
Sum	0.17	0.42				0.00	0.00	
Min	0.17	0.42				0.00	0.00	
Max	0.17	0.42				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.






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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

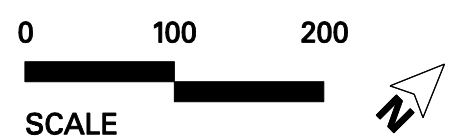
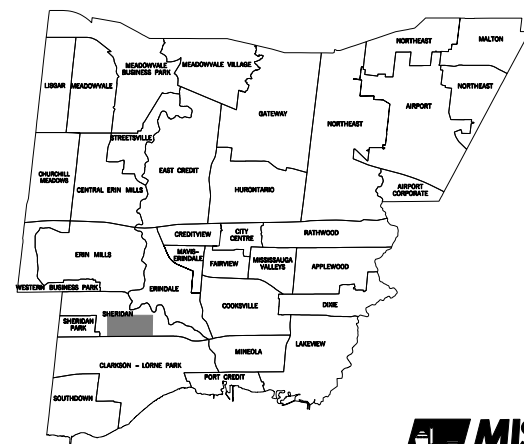


LEGEND:

-  VACANT LANDS
-  VACANT BUILDINGS
-  LANDS WITH NON-CONFORMING USES
-  PROPERTY PARCEL
- 25 SITE ID
-  NATURAL AREAS

* Note: Data current to January 2007

Sheridan District Vacant Employment Lands



Vacant Employment Lands

SHERIDAN PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
352	0.59	1.46	BE	M1-2090	Industrial	0.00	0.00	
355	1.62	3.99	BE	M12090	Industrial	0.00	0.00	
357	0.85	2.10	BE	M1-2090		0.00	0.00	
358	4.24	10.47	BE	M1-2090		1.39	3.44	
359	19.76	48.83	BE	M1-2090	Industrial	11.70	28.91	
360	4.96	12.26	BE	M1-2090		0.00	0.00	
361	4.08	10.09	BE	M1-2090, M1-2091	Industrial	0.00	0.00	SP
362	0.79	1.95	BE	M1-2090	Office	0.00	0.00	
363	1.25	3.09	BE	M1-2092		0.00	0.00	
364	2.42	5.97	BE	M1-2090	Office	1.67	4.12	
365	0.94	2.32	BE	M1-2090		0.00	0.00	
366	1.44	3.56	BE	RCL1-793		0.00	0.00	
367	1.41	3.48	BE	M1-2090	Office	0.00	0.00	
411	0.90	2.23	BE	M1-2090	Industrial	0.00	0.00	
412	0.61	1.51	BE	M1-2090	Industrial	0.00	0.00	
Summary for Planning District SHERIDAN PARK (15 records)								
Sum	45.85	113.31				14.76	36.46	
Min	0.59	1.46				0.00	0.00	
Max	19.76	48.83				11.70	28.91	

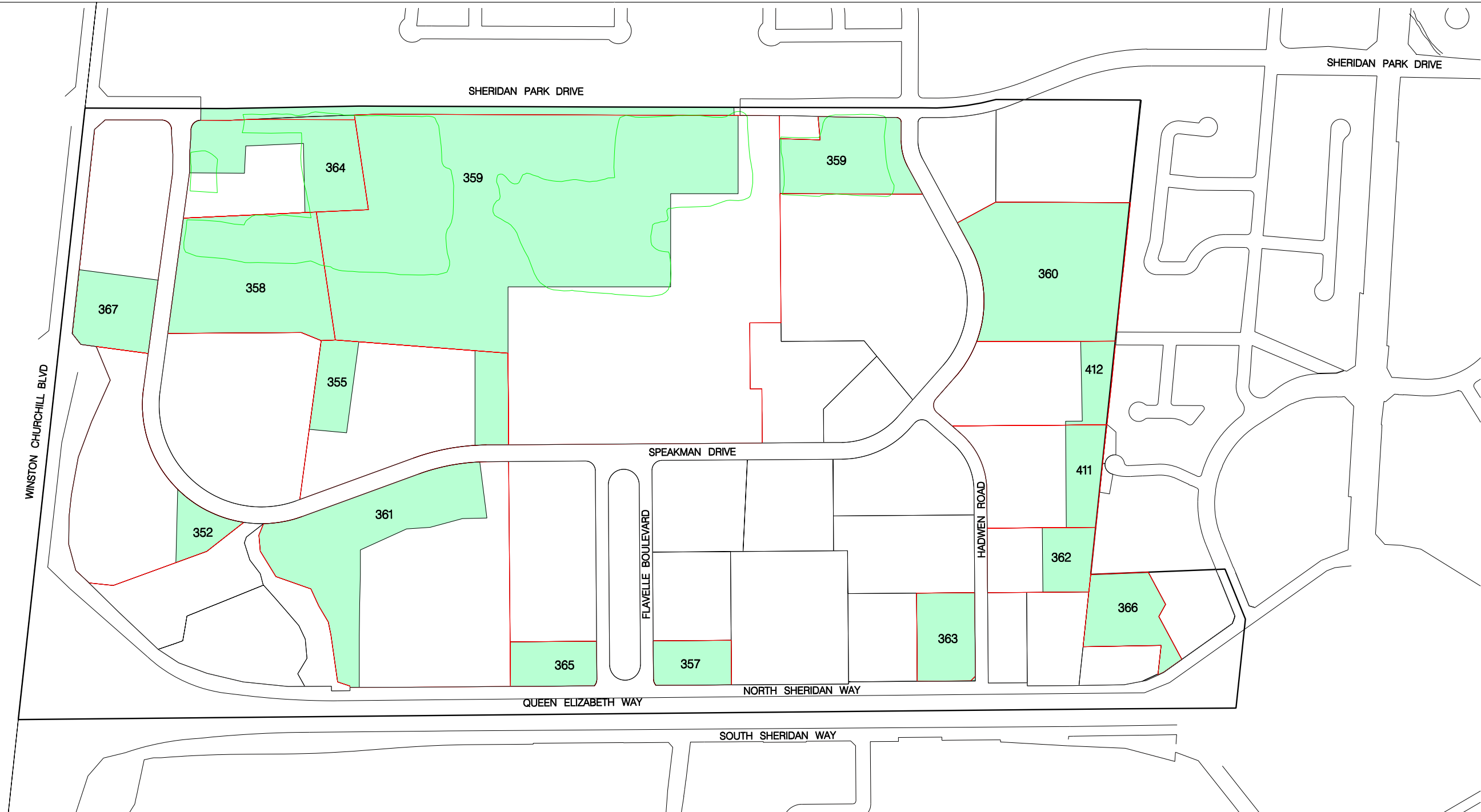
(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

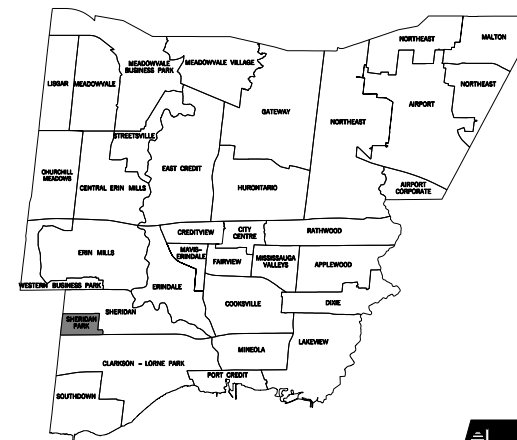
Town of Oakville



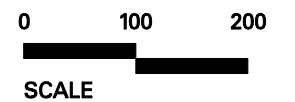
LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2007



Sheridan Park District Vacant Employment Lands



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2007 January

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Vacant Employment Lands

SOUTHDOWN

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
368	0.53	1.31	IND	M2-2743		0.00	0.00	
369	0.51	1.27	BE	PB1	Office	0.52	1.29	
370	0.47	1.16	BE	R3		0.04	0.10	
371	0.71	1.75	BE	R3	Residential	0.00	0.00	
372	14.59	36.05	BE	PB1	Residential	7.39	18.27	
373	0.76	1.88	IND	M2-2743	Residential	0.00	0.00	
374	6.38	15.78	IND	M2-2743	Industrial	0.00	0.00	
375	3.98	9.84	IND, BE	R3		0.03	0.07	
376	11.17	27.60	IND	M2-2743	Utilities/Industrial	5.68	14.03	
377	1.21	2.99	BE	M1	Industrial	0.00	0.00	
378	1.21	2.99	IND	M2-2743		0.00	0.00	
379	1.66	4.10	IND	M2-2743	Industrial	0.07	0.18	
380	30.86	76.25	IND	M2-2743	Industrial	17.23	42.57	
381	9.30	22.98	IND	M2-2743		0.00	0.00	
382	12.29	30.37	IND	M2-2743	Industrial	0.00	0.00	
383	21.76	53.77	BE	PB1, PB2		4.06	10.04	
384	13.56	33.51	IND	M2-2572		0.00	0.00	SP
385	22.84	56.44	BE	M1	Utilities	0.08	0.20	
386	0.66	1.63	BE	M1	Industrial	0.00	0.00	
387	1.47	3.64	IND	M2-2743	Industrial	0.00	0.00	
388	0.83	2.05	IND	M2-2743		0.00	0.00	
422	19.97	49.35	IND	M1-2742	Industrial	15.51	38.32	
462	0.29	0.73	BE	R3	Residential	0.00	0.00	
Summary for Planning District SOUTHDOWN (23 records)								
Sum	177.03	437.42				50.61	125.10	
Min	0.29	0.73				0.00	0.00	
Max	30.86	76.25				17.23	42.57	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

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(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

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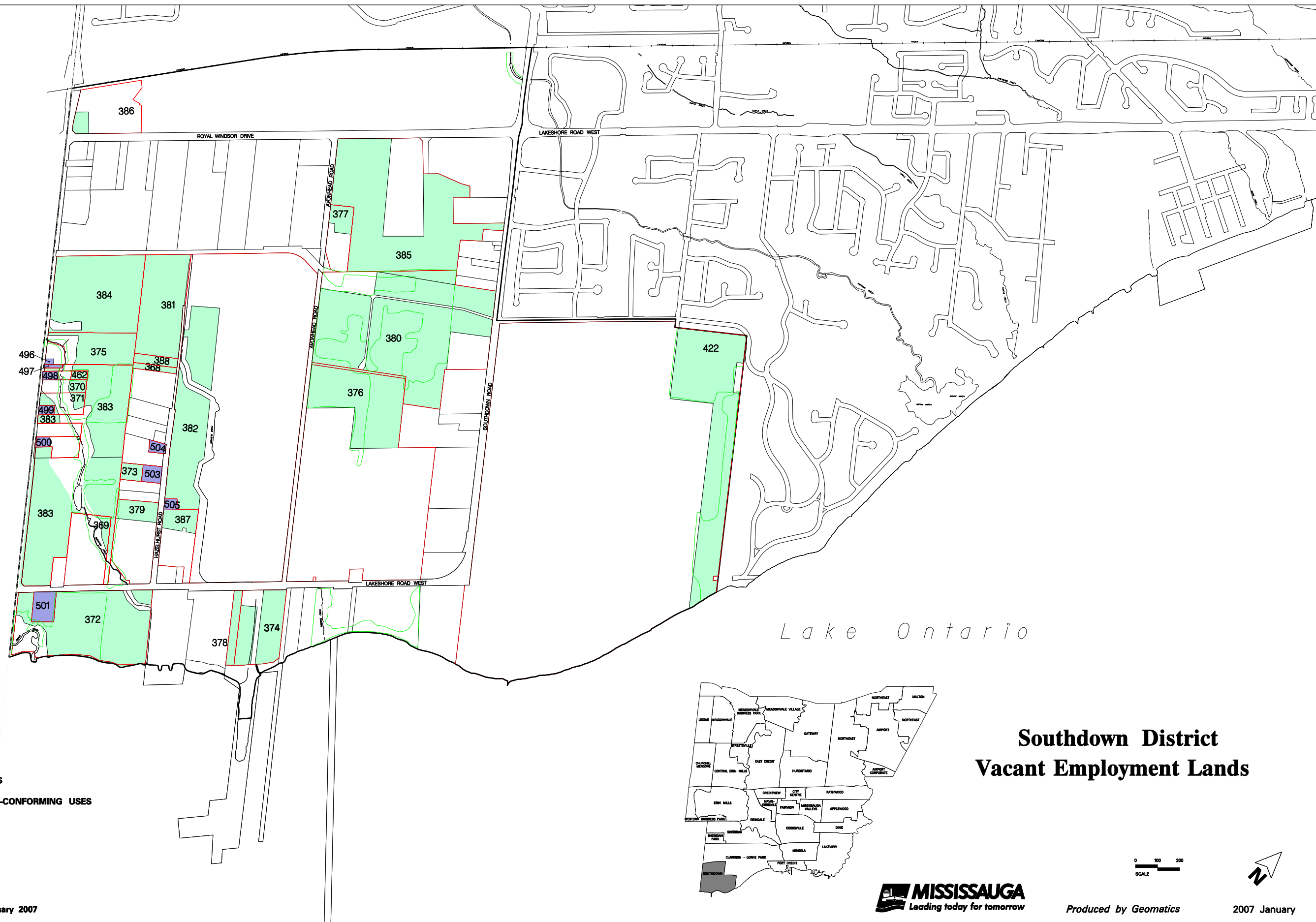
Employment Lands with Non-Conforming Uses

SOUTHDOWN

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
496	0.14	0.35	BE	R3	Residential	663 Winston Churchill Bl
497	0.13	0.32	BE	R3	Residential	655 Winston Churchill Bl
498	0.36	0.89	BE	R3	Residential	645 Winston Churchill Bl
499	0.30	0.75	BE	R3	Residential	595 Winston Churchill Bl
500	0.17	0.42	BE	R3	Residential	535 Winston Churchill Bl
501	1.37	3.39	BE	PB1	Residential	2700 Lakeshore Rd W
503	0.65	1.61	IND	M2	Residential	476 Hazelhurst Rd
504	0.34	0.84	IND	M2	Residential	520 Hazelhurst Rd
505	0.30	0.75	IND	M2-2743	Residential	445 Hazelhurst Rd
Summary for Planning District SOUTHDOWN (9 records)						
Sum	3.78	9.33				
Min	0.13	0.32				
Max	1.37	3.39				

⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial

Town
of
Oakville



Vacant Employment Lands

WESTERN BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	NAS ⁽³⁾ (ha)	NAS ⁽³⁾ (acre)	Development Application ⁽⁴⁾
389	5.93	14.66	BE	PB2		0.00	0.00	
391	5.18	12.79	BE	PB2		0.00	0.00	
392	18.56	45.86	BE	M1-2703, M2-2704		0.00	0.00	SP
393	4.34	10.73	BE	PB2		0.00	0.00	
394	1.64	4.05	BE	M1-1349		0.00	0.00	
395	3.60	8.91	BE	M1-1349, M1-1351		0.00	0.00	
396	2.56	6.34	BE	PB2		0.00	0.00	
397	0.81	2.00	BE	RCL1-1348		0.00	0.00	
398	0.87	2.15	BE	RCL1-1348		0.00	0.00	
400	1.30	3.21	BE	M1-1349, M1-1351		0.00	0.00	
401	1.55	3.83	BE	RCL1-1348		0.00	0.00	
402	1.63	4.03	BE	M1-1349		0.00	0.00	SP
403	1.41	3.48	BE	PB2-1424	Residential	0.00	0.00	
405	2.44	6.03	BE	RCL1-1348		0.00	0.00	
407	0.28	0.69	GC	A		0.00	0.00	
408	0.28	0.69	GC	A		0.00	0.00	
Summary for Planning District WESTERN BUSINESS PARK (16 records)								
Sum	52.39	129.45				0.00	0.00	
Min	0.28	0.69				0.00	0.00	
Max	18.56	45.86				0.00	0.00	

(1) Official Plan Abbreviations note: BE - Business Employment, IND - Industrial, GC - General Commercial, MVC - Motor Vehicle Commercial.

(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

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(4) Development Application Abbreviations note: OP - Official Plan Amendment, Z - Rezoning, T - Subdivision, SP - Site Plan.

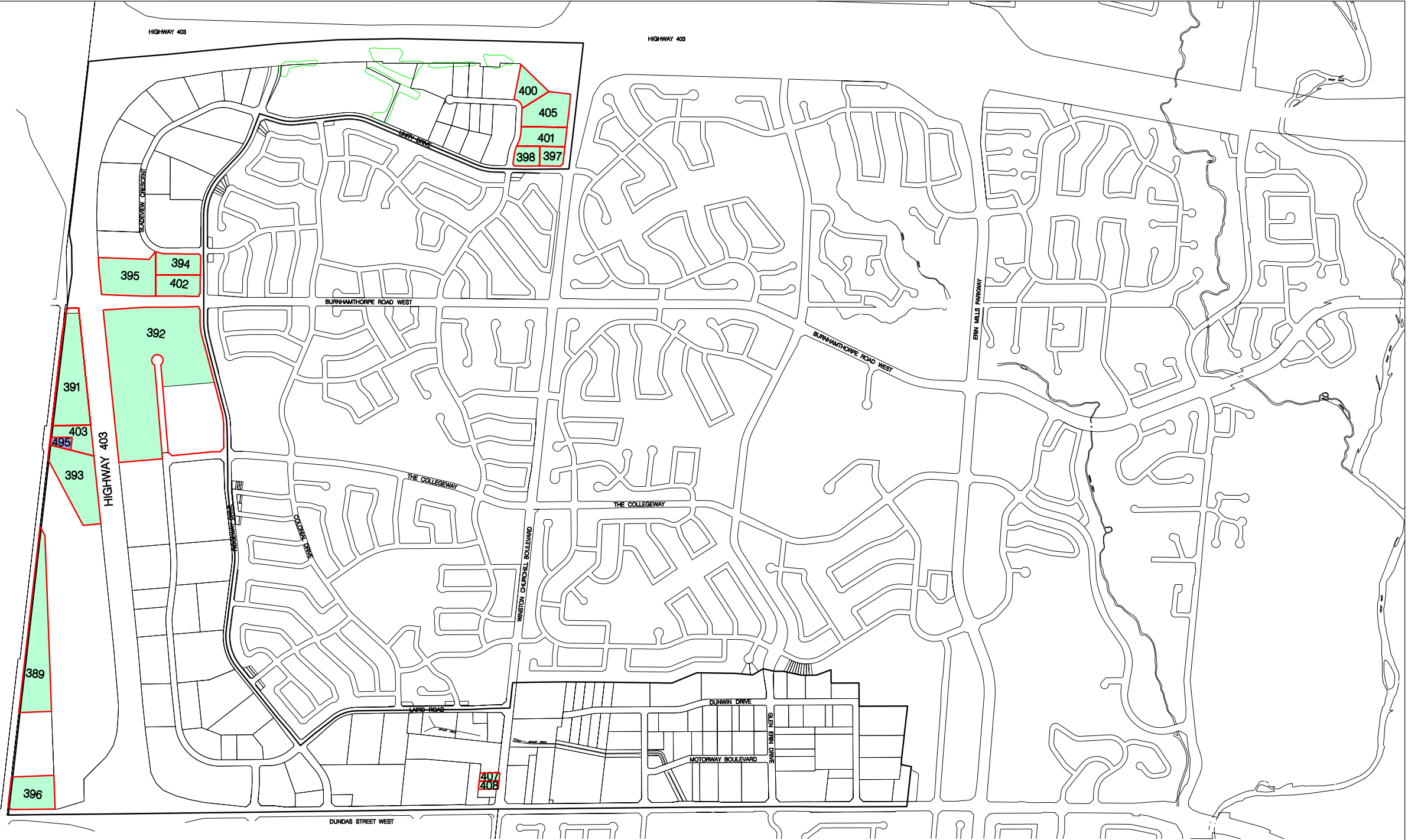
Employment Lands with Non-Conforming Uses

WESTERN BUSINESS PARK

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
495	0.39	0.96	BE	PB2	Residential	3415 Ninth Line
Summary for Planning District WESTERN BUSINESS PARK (1 record)						
Sum	0.39	0.96				
Min	0.39	0.96				
Max	0.39	0.96				

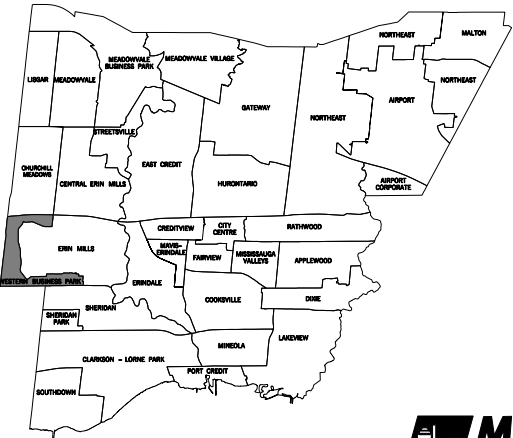
⁽¹⁾ Official Plan Abbreviations note: BE - Business Employment, GC - General Commercial, IND - Industrial

Town of Oakville



- LEGEND:
- VACANT LANDS
 - VACANT BUILDINGS
 - LANDS WITH NON-CONFORMING USES
 - PROPERTY PARCEL
 - 25 SITE ID
 - NATURAL AREAS

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Western Business Park District Vacant Employment Lands

