



Corporate Report

Clerk's Files

Originator's
Files

CD.15.EMP
(2008)

DATE: March 25, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **2008 Vacant Employment Lands**

RECOMMENDATION: That the report titled "*2008 Vacant Employment Lands*" dated March 25, 2008, from the Commissioner of Planning and Building be received for information.

BACKGROUND: The study titled "*2008 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 1,075 hectares (2,657 acres) of vacant employment land in the City;
- There are 39 hectares (97 acres) of vacant employment land in City Centre;
- There are 986 hectares (2,437 acres) of vacant employment land in the Employment Planning Districts of which most is in the Meadowvale Business Park, Gateway and Northeast Planning Districts;
- There are 50 hectares (123 acres) of vacant employment lands in the Residential Planning Districts;
- There are 367 vacant land parcels of which 216 or 59% are in the Northeast, Gateway and Meadowvale Business Park Planning Districts;
- The majority of vacant land parcels (70%) are less than 2 hectares (5 acres) and only one vacant land parcel is greater than 40 hectares (100 acres);
- Development applications are being processed for approximately one-third of the 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 "*2008 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: *“2008 Vacant Employment Lands”*

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Bogda Sliwa, Researcher, Policy Planning

K:\PLAN\POLICY\GROUP\2008 Special Projects\2008 Vacant Employment Lands \2008 Vacant Employment Lands Profile Report.doc



2008

vacant employment lands

 **MISSISSAUGA**
Planning and Building
Leading today for tomorrow

08/006



2008 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". 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 200 m² (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 2007. Following the site visits, the data base was updated with new information on the issuance of building permits and property parcel sizes to January 2008.

Information has also been updated to reflect Amendment 25 to Mississauga Plan and Zoning By-law 0225-2007. By-law 0225-2007 came into effect in June 2007 and OPA 25 in September 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.

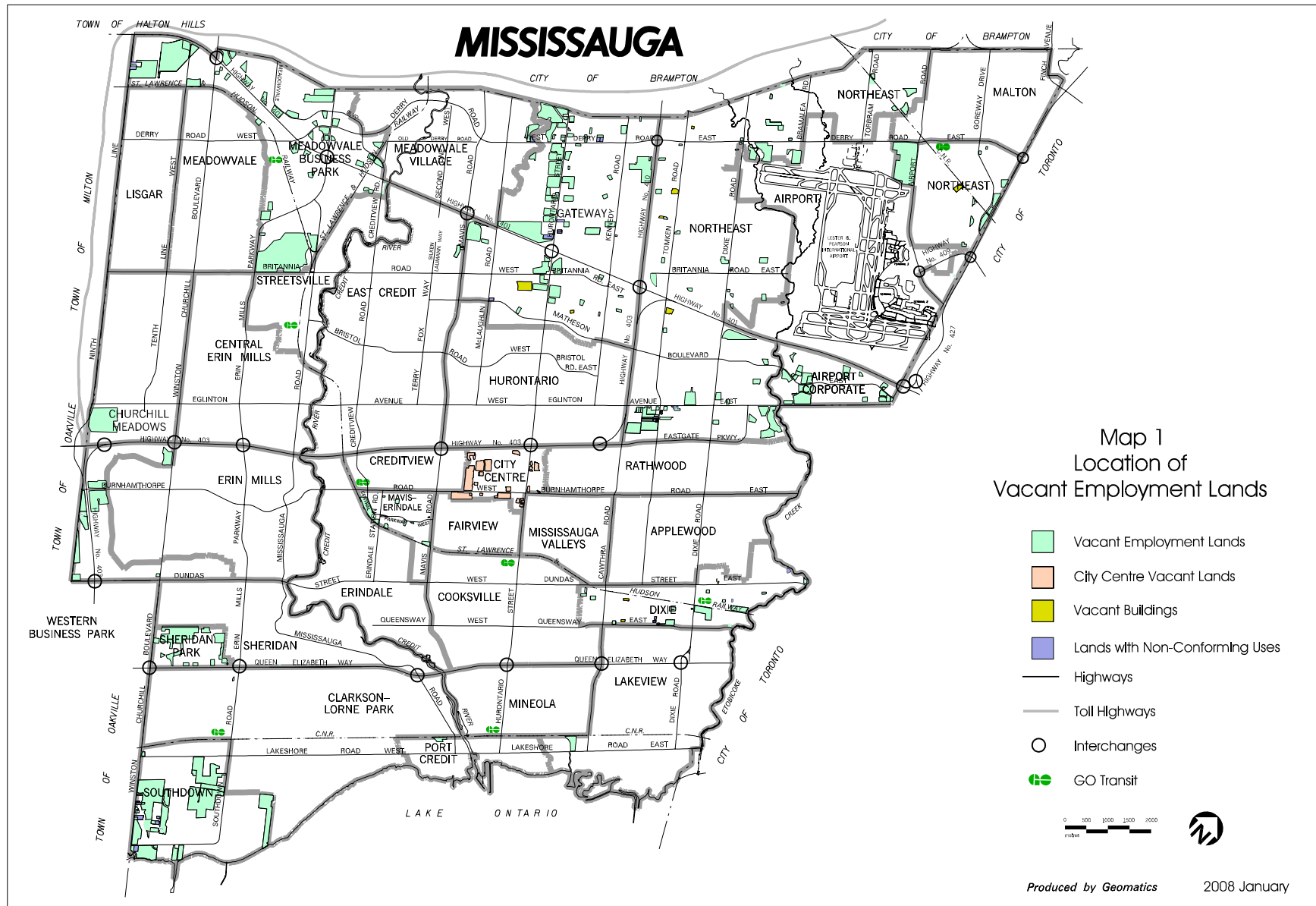
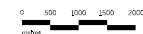
The City's Residential Planning Districts which have vacant employment lands are as follows:

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

MISSISSAUGA

Map 1
Location of
Vacant Employment Lands

-  Vacant Employment Lands
-  City Centre Vacant Lands
-  Vacant Buildings
-  Lands with Non-Conforming Uses
-  Highways
-  Toll Highways
-  Interchanges
-  GO Transit



KEY FINDINGS

The total area of vacant employment lands in employment districts, the City Centre and residential districts is 1 075 hectares (2,657 acres).

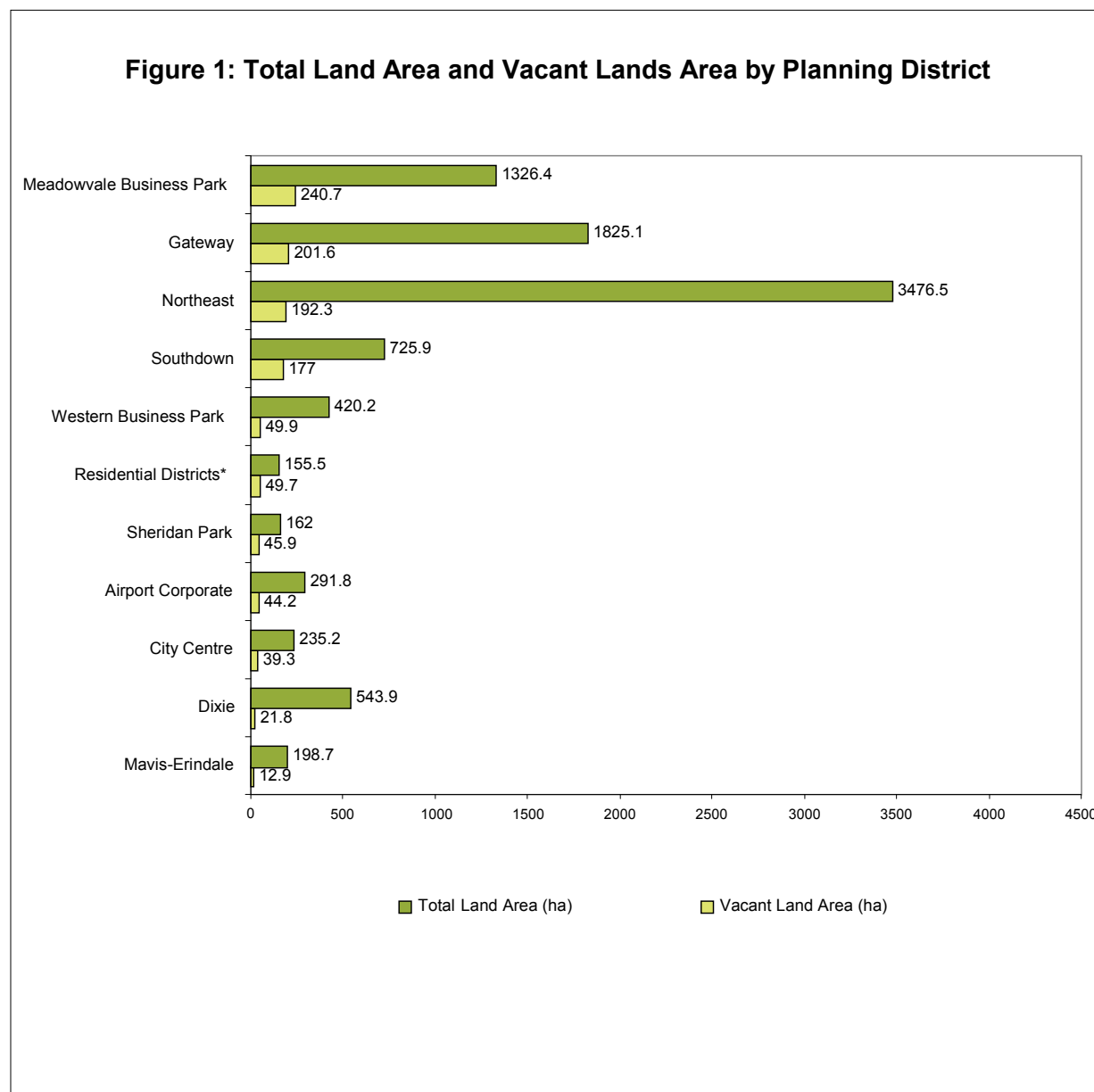
The area of vacant employment lands is shown in Table 1. In the City Centre, 39 hectares (97 acres) or 16.7% of the total land area are vacant. The Employment Planning Districts have a total area of 8 971 hectares (22,167 acres) of which 986 hectares (2,437 acres) or 11% are vacant employment lands. A total area of lands designated Business Employment in Residential Planning Districts is 156 hectares (384 acres) and 50 hectares (123 acres) or 32% of these lands are vacant.

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	39.3	97.2	16.7%
Airport Corporate	291.8	721.0	44.2	109.3	15.1%
Dixie	543.9	1,344.0	21.8	53.9	4.0%
Gateway	1 825.1	4,509.8	201.6	498.2	11.0%
Mavis–Erindale	198.7	491.0	12.9	31.8	6.5%
Meadowvale Business Park	1 326.4	3,277.5	240.7	594.8	18.1%
Northeast	3 476.5	8,590.3	192.3	475.2	5.5%
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	49.9	123.3	11.9%
Residential Districts with Vacant Employment Lands*	155.5	384.2	49.7	122.8	32.0%
Total	9 361.2	23,132.0	1 075.3	2,657.1	11.5%

Numbers may not add due to rounding

* Includes only lands designated Business Employment within: Churchill Meadows, Clarkson-Lorne Park, Cooksville, East Credit, Lakeview, Meadowvale Village, Port Credit, Sheridan, and Streetsville

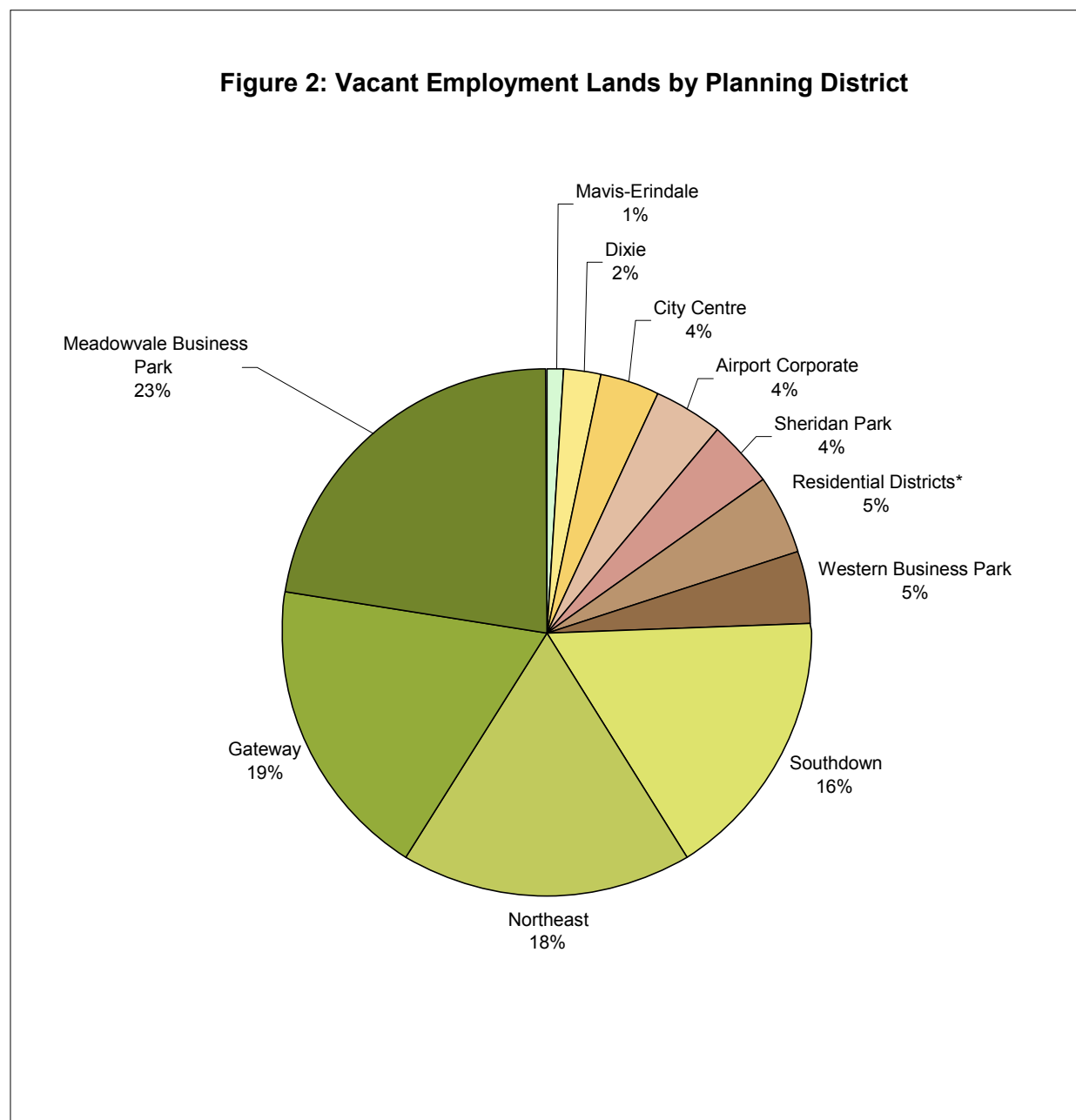
Figure 1 illustrates the area of vacant employment lands compared to the Planning District area. The districts with the largest amounts of vacant land are Meadowvale Business Park, Gateway and Northeast.



* Includes only lands designated Business Employment within: Churchill Meadows, Clarkson-Lorne Park, Cooksville, East Credit, Lakeview, Meadowvale Village, Port Credit, Sheridan, and Streetsville

The combined area of vacant employment lands in Gateway, Meadowvale Business Park and Northeast Planning Districts is 635 hectares (1,568 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 367. Northeast, Gateway and Meadowvale Business Park Planning Districts have the largest number of vacant parcels. When combined, the 216 vacant parcels in these three Planning Districts represent 59% 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	16	2	1	1	0	0	20
Churchill Meadows	0	0	0	0	1	0	1
City Centre	36	2	0	1	0	0	39
Clarkson–Lorne Park	1	0	0	0	0	0	1
Dixie	14	1	2	0	0	0	17
East Credit	2	1	0	0	0	0	3
Gateway	53	11	10	4	1	0	79
Lakeview	0	0	1	0	0	0	1
Mavis–Erindale	9	0	1	0	0	0	10
Meadowvale Business Park	31	8	7	2	2	1	51
Meadowvale Village	1	0	1	0	0	0	2
Northeast	62	14	5	4	1	0	86
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	259	44	35	20	8	1	367

Of the total 367 vacant parcels, only one vacant parcel is larger than 40 hectares (100 acres) and 259 or 70% 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.

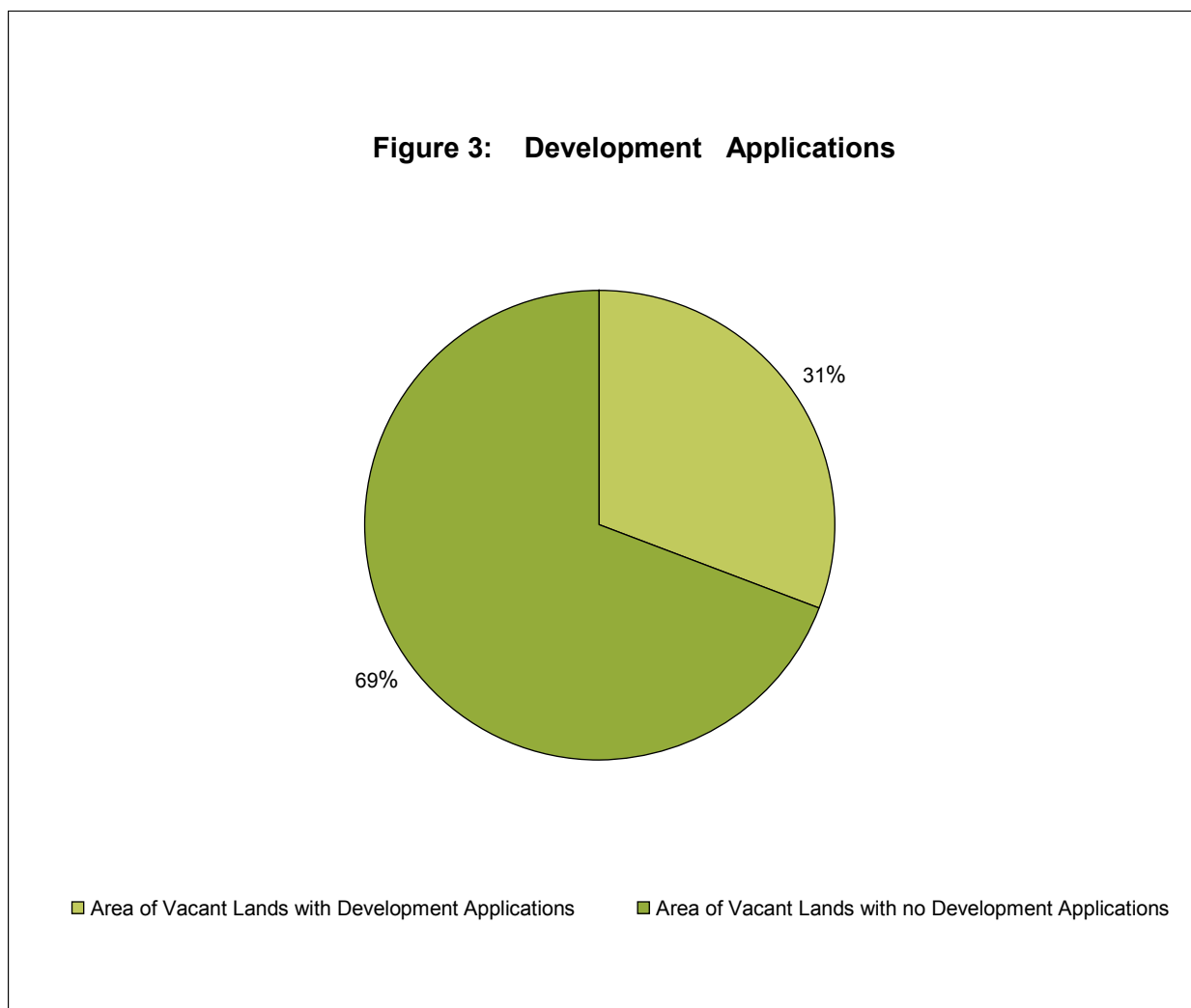
Table 3: Small Vacant Parcels by Planning District and Size Range

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	1	2	4	4	5	16
City Centre	16	10	2	4	4	36
Clarkson – Lorne Park	1	0	0	0	0	1
Dixie	4	7	1	1	1	14
East Credit	2	0	0	0	0	2
Gateway	11	19	13	5	5	53
Mavis – Erindale	5	0	3	1	0	9
Meadowvale Business Park	2	7	11	8	3	31
Meadowvale Village	0	0	1	0	0	1
Northeast	24	20	9	6	3	62
Port Credit	0	0	2	0	0	2
Sheridan	1	0	0	0	0	1
Sheridan Park	0	3	3	3	1	10
Southdown	1	6	1	3	1	12
Western Business Park	2	0	2	3	2	9
Total	70	74	52	38	25	259

Some of vacant parcels are subject to a development proposal. As of January 2008, development applications have been submitted to the City of Mississauga for 66 vacant parcels, which accounts for about 18% of the total 367 vacant parcels.

The total area of vacant employment land under development application is 334 hectares (825 acres). These parcels have been included in the report because for most of them 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 2007 and compared with the 2006 and 2007 Employment Survey results. Only buildings that were built before 2006 and not occupied in 2006 and 2007 are considered vacant.

The total number of vacant employment buildings in the City is 11. These buildings are located in the Dixie, Gateway 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 2008 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 2007 and compared with the building status in the City's property database. Most of 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 44 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(3)		0.00	0.00	
C10	0.25	0.62	MU	CC2(2)	Residential/Commercial	0.00	0.00	SP
C11	0.29	0.72	MU	H-CC2(1)	Temporary Retail	0.00	0.00	
C12	1.26	3.11	MU	H-CC2(1)	Temporary Retail	0.00	0.00	
C13	0.18	0.44	MU	H-CC2(1)		0.00	0.00	
C14	2.77	6.84	MU	H-CC2(1)		0.00	0.00	
C15	0.53	1.31	MU	H-CC2(1)		0.00	0.00	
C16	1.60	3.95	MU	H-CC2(1)		0.00	0.00	
C17	0.27	0.67	MU			0.00	0.00	
C18	1.01	2.50	MU	H-CC2(2)		0.00	0.00	
C19	1.77	4.37	MU	H-CC2(1)		0.00	0.00	Z, SP
C2	0.39	0.96	MU	H-CC2(3)		0.00	0.00	
C20	1.21	2.98	R	H-CC1		0.00	0.00	
C22	1.69	4.18	MU	H-CC2(1)		0.00	0.00	Z, SP
C23	0.74	1.83	MU	CC2(1)	Temporary Parking	0.00	0.00	
C24	10.27	25.37	MU	(H-CC4**)*, H-CCOS*	Temporary Retail	0.00	0.00	T, Z, SP
C25	1.30	3.21	MU	H-CC2(1)		0.00	0.00	
C27	0.79	1.94	MU	H-CC2(2)	Temporary Retail	0.00	0.00	
C28	0.55	1.36	MU	H-CC2(2)		0.00	0.00	
C29	0.70	1.73	MU	H-CC2(2)		0.00	0.00	
C3	0.22	0.54	MU	H-CC2(3)		0.00	0.00	
C30	0.11	0.27	MU	H-CC2(2)		0.00	0.00	
C31	0.96	2.37	MU	H-CC2(2)		0.00	0.00	
C32	0.32	0.79	MU	CC2(2)		0.00	0.00	SP
C34	0.43	1.07	MU	CC2-2	Residential	0.00	0.00	SP
C35	1.59	3.92	MU	CC2-2	Residential	0.00	0.00	SP
C36	0.68	1.68	MU	H-CC2(1)		0.00	0.00	
C37	0.39	0.96	MU	H-CC2(2)		0.00	0.00	
C38	2.03	5.02	MU	CC2(1), H-CC2(1)		0.00	0.00	SP
C40	0.64	1.59	MU	CC2(3)	Residential	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.

* Zoning under Appeal

H-CC4** includes: H-CC4-1, H-CC4-2, H-CC4-3, H-CC4-4, H-CC4-5

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⁾
C41	0.32	0.80	MU			0.00	0.00	
C42	0.24	0.59	MU	H-CC2(2)		0.00	0.00	
C45	0.12	0.29	MU	CC2(3)		0.02	0.06	
C46	0.53	1.30	MU	CC2(1)	Temporary Parking	0.00	0.00	
C47	0.66	1.63		H-CC2(2)	Temporary Parking	0.00	0.00	
C6	1.77	4.37	MU	H-CC2(3)		0.14	0.34	
C7	0.12	0.30	MU	H-CC2(2)	Temporary Retail	0.00	0.00	
C8	0.12	0.30	MU	H-CC2(2)		0.00	0.00	
C9	0.12	0.30	MU	H-CC2(2)		0.00	0.00	
Summary for Planning District CITY CENTRE (39 records)								
Sum	39.32	97.16				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.

(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.

* Zoning under Appeal

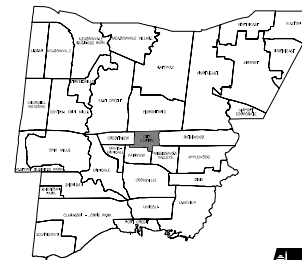
H-CC4** includes: H-CC4-1, H-CC4-2, H-CC4-3, H-CC4-4, H-CC4-5



LEGEND:

- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- C25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2008



City Centre District Vacant Lands

0 100 200
SCALE



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	E1		0.00	0.00	
4	0.91	2.25	BE	E1		0.00	0.00	
5	0.33	0.81	BE	E1	Office	0.00	0.00	
7	4.37	10.80	BE	E1		0.00	0.00	
8	1.70	4.20	BE	E1	Office	0.00	0.00	
9	1.01	2.50	BE	E1		0.00	0.00	
10	1.01	2.50	BE	E1	Office	0.00	0.00	SP
11	1.22	3.01	BE	E1		0.00	0.00	
14	13.24	32.72	BE	E1		0.00	0.00	
15	3.93	9.71	BE	E1		0.00	0.00	
16	1.73	4.26	BE	E1		0.00	0.00	
17	1.73	4.26	BE	E1		0.00	0.00	
18	1.82	4.49	BE	E1		0.00	0.00	
19	1.22	3.01	BE	E1		0.00	0.00	SP
20	0.49	1.21	BE	E1		0.00	0.00	SP
21	1.57	3.88	BE	E1	Office	0.00	0.00	SP
22	0.58	1.43	BE	E1	Office	0.00	0.00	
23	3.48	8.60	BE	E1	Office	0.00	0.00	
24	1.70	4.20	BE	E1		0.00	0.00	
25	1.21	2.99	BE	E1		0.00	0.00	
Summary for Planning District AIRPORT CORPORATE (20 records)								
Sum	44.24	109.33				0.00	0.00	
Min	0.33	0.81				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.

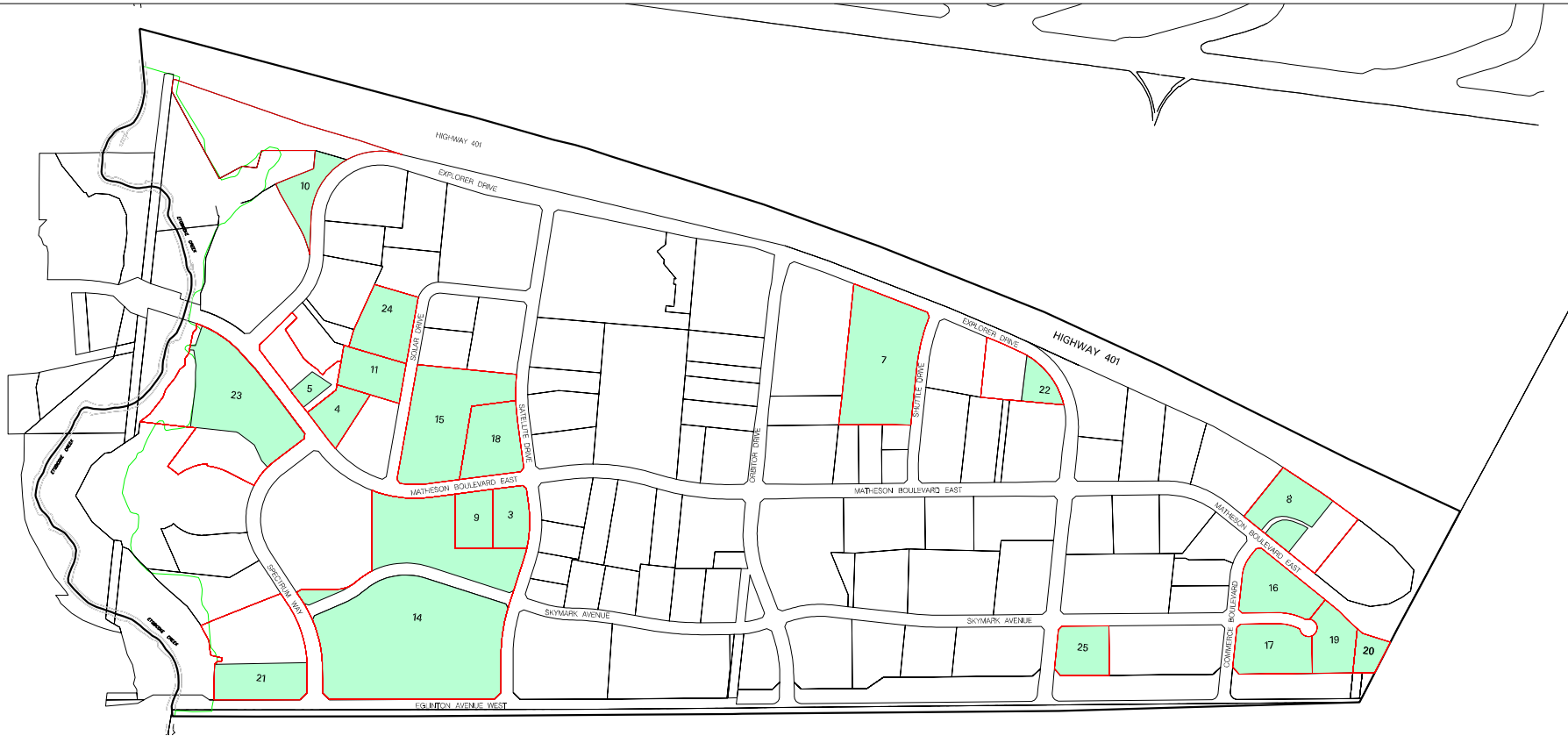
(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(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

(A)Development Application Approved in 2007

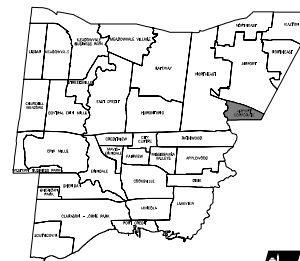
* Zoning under Appeal



LEGEND:

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

* Note: Data current to January 2008



Airport Corporate District Vacant Employment Lands



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	33.46	82.68	BE	D		0.00	0.00	OP, Z, T
Summary for Planning District CHURCHILL MEADOWS (1 record)								
Sum	33.46	82.68				0.00	0.00	
Min	33.46	82.68				0.00	0.00	
Max	33.46	82.68				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.

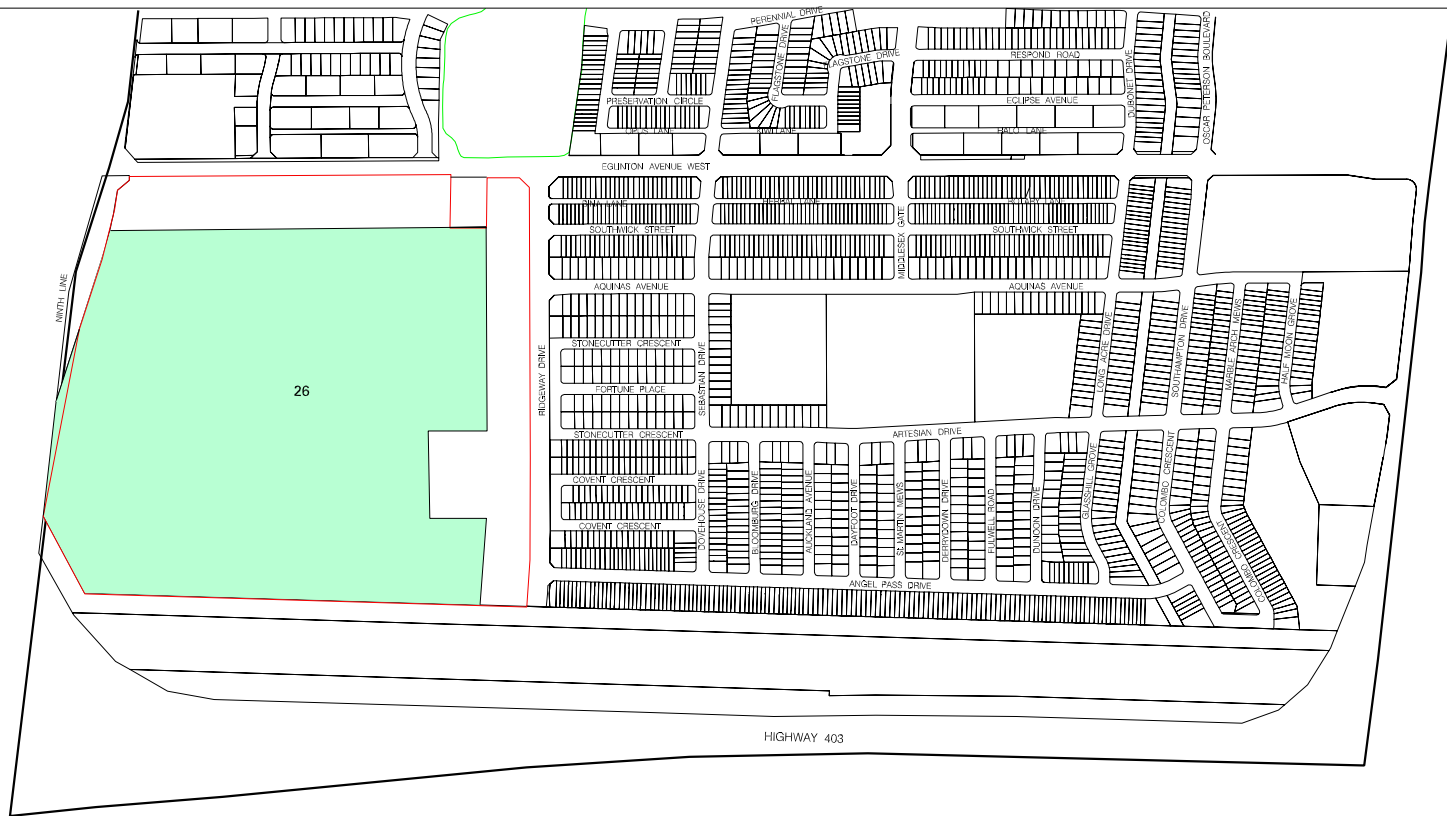
(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

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

(A)Development Application Approved in 2007

* Zoning under Appeal

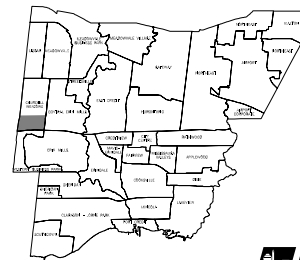
Town of Oakville



LEGEND:

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

* Note: Data current to January 2008



Churchill Meadows District Vacant Employment Lands

0 100 200
SCALE



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	E2-12		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

(A)Development Application Approved in 2007

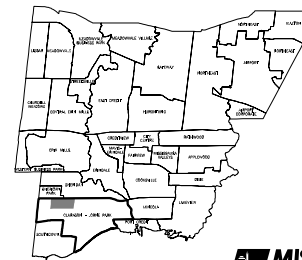
* Zoning under Appeal



LEGEND:

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

* Note: Data current to January 2008



Clarkson – Lorne Park District Vacant Employment Lands

0 100 200
SCALE



MISSISSAUGA
Leading today for tomorrow

Produced by Geomatics

2008 January

E:\Planning\GIS\GIS\DATA\MAPS\2008\RES/CLARKSON/CLARKSON.apr

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	E2*		0.00	0.00	SP
29	2.87	7.09	BE	E2*	Residential	0.00	0.00	SP
30	1.31	3.24	BE	E2-19	Industrial	0.00	0.00	
31	0.03	0.07	BE	E2	Industrial	0.00	0.00	
32	1.01	2.50	BE	E2	Industrial	0.00	0.00	
33	0.78	1.93	GC	C3-4		0.04	0.11	SP
34	0.59	1.46	BE	E2	Industrial	0.00	0.00	
35	0.54	1.33	BE	E2-51		0.00	0.00	
36	0.03	0.07	GC	C3-1		0.00	0.00	
37	0.47	1.17	GC	C3-46	Industrial/Commercial	0.00	0.00	
38	5.90	14.58	BE	E2-19		0.00	0.00	
39	4.16	10.28	BE	H-E2-20*		2.12	5.23	Z, SP
40	1.86	4.60	BE	E2-19	Industrial	0.00	0.00	
41	0.44	1.09	GC	C3-1	Industrial/Commercial	0.00	0.00	
414	0.75	1.85	BE	E2-18		0.00	0.00	
415	0.61	1.50	BE	E2		0.00	0.00	
443	0.34	0.84	GC	C3-46	Commercial	0.03	0.07	SP
Summary for Planning District DIXIE (17 records)								
Sum	21.82	53.93				2.19	5.41	
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

(A)Development Application Approved in 2007

* Zoning under Appeal

Vacant Employment Buildings

DIXIE

Parcel ID	Footprint Area(m²)	Footprint Area(ft²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
424	102.00	1097.95	BE	E2-19		2345 Haines Rd
425	1150.00	12378.90	BE	E2-19	Industrial	2485 Haines Rd
516	460.00	4951.40	GC, BE	C3-1, E2-1		1565 Dundas St E
Summary for Planning District		DIXIE (3 records)				
Min	102.00	1097.95				
Max	1150.00	12378.90				

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

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

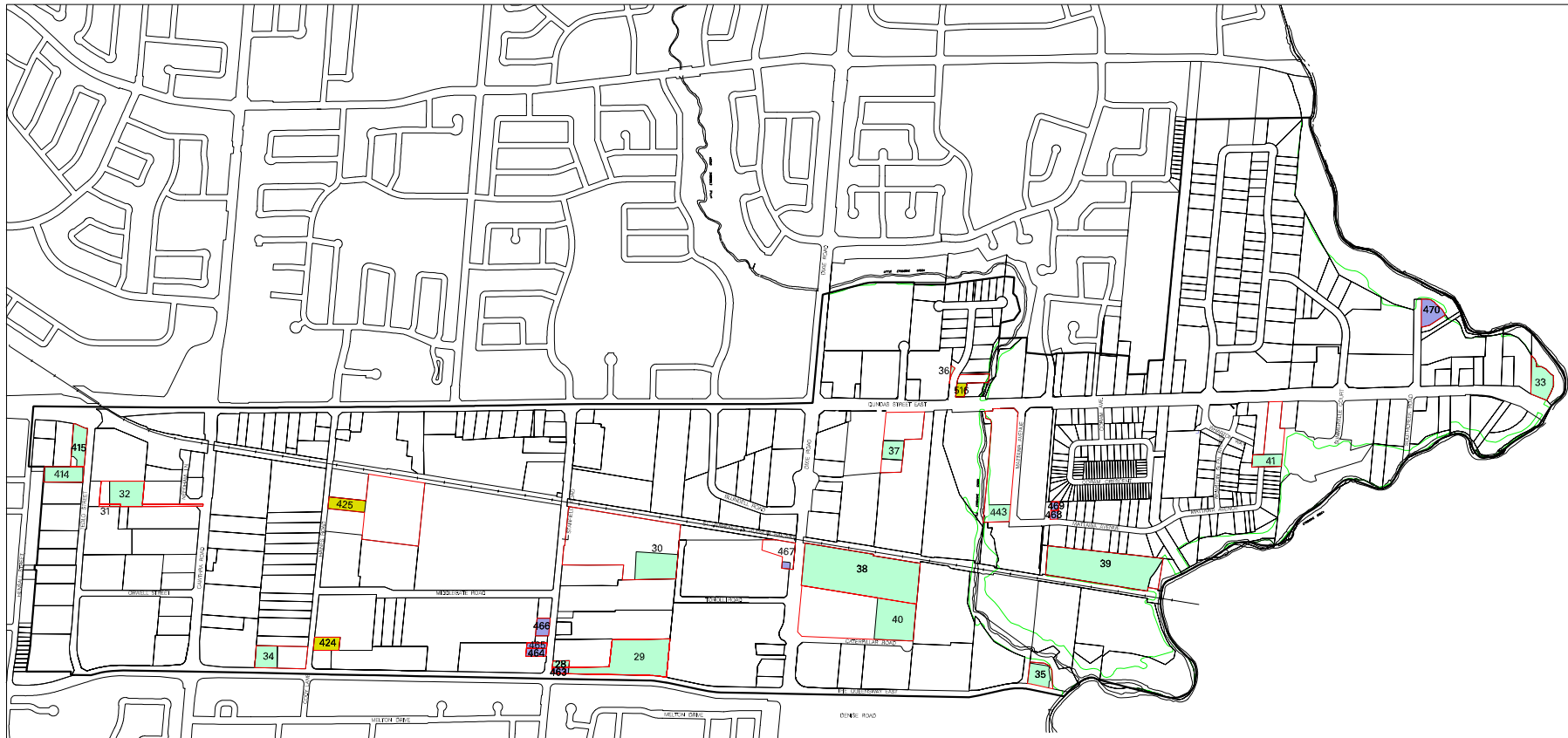
Employment Lands with Non-Conforming Uses

DIXIE

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
463	0.12	0.29	BE	E2*	Residential	2301 Stanfield Rd
464	0.19	0.48	BE	E2	Residential	2330 Stanfield Rd
465	0.14	0.34	BE	E2	Residential	2332 Stanfield Rd
466	0.28	0.69	BE	E2	Residential	2362 Stanfield Rd
467	0.07	0.16	BE	E2-19	Residential	2430 Dixie Rd
468	0.08	0.20	BE	E2-16	Residential	2465 Loreland Ave
469	0.08	0.20	BE	E2-16	Residential	2475 Loreland Ave
470	0.54	1.34	BE, G	E2-1	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, G - Green Belt

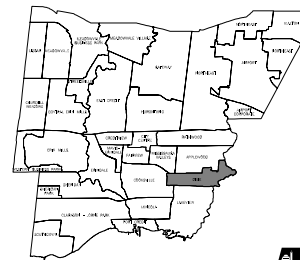
* Zoning Under Appeal



LEGEND:

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

* Note: Data current to January 2008



Dixie District Vacant Employment Lands



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	E2-55		0.00	0.00	
46	0.16	0.40	BE	E2-54	Commercial	0.00	0.00	
47	0.33	0.81	BE	E2-54	Commercial	0.00	0.00	
Summary for Planning District EAST CREDIT (3 records)								
Sum	2.85	7.02				0.00	0.00	
Min	0.16	0.40				0.00	0.00	
Max	2.36	5.81				0.00	0.00	

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

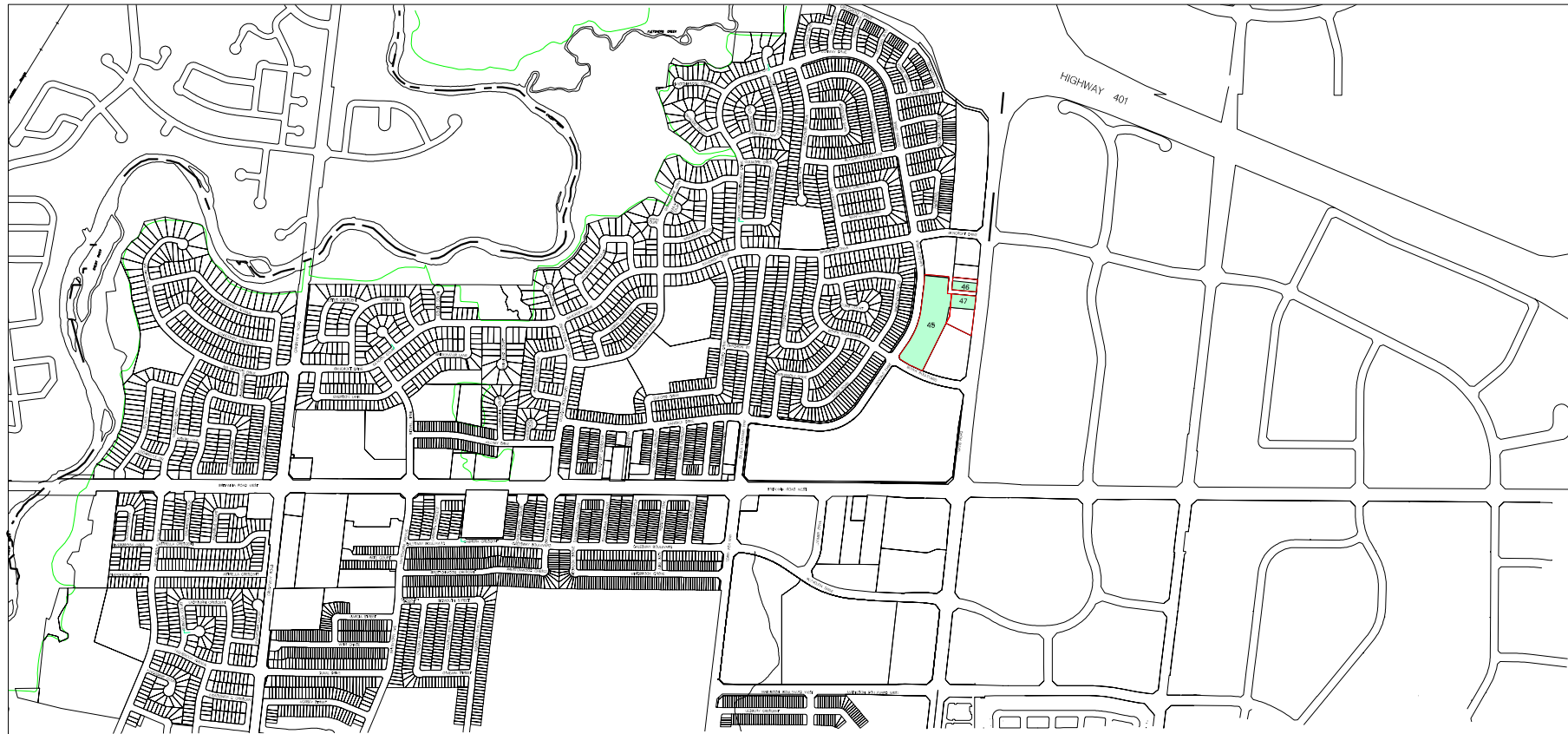
(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(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

(A)Development Application Approved in 2007

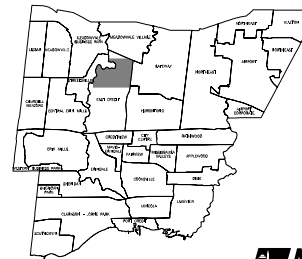
* Zoning under Appeal



LEGEND:

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

* Note: Data current to January 2008



East Credit District Vacant Employment Lands

0 100 200
SCALE



MISSISSAUGA
Leading today for tomorrow

Produced by Geomatics

2008 January

E:\PLANNING\GIS\PROJECTS\2008\10513\2008\10513_01.dwg

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⁾
53	1.46	3.61	BE	E1	Office	0.00	0.00	SP
55	2.23	5.51	BE	E2		0.00	0.00	
57	1.36	3.37	BE	E2-28	Commercial	0.00	0.00	
58	1.94	4.80	IND, BE	E3	Industrial	0.00	0.00	SP
59	1.67	4.13	BE	E1	Office	0.00	0.00	
60	0.49	1.22	BE	E1		0.00	0.00	
61	0.21	0.52	BE	E2		0.00	0.00	
62	9.64	23.82	BE	D		0.00	0.00	OP, Z
63	4.28	10.58	BE	E2		0.00	0.00	
64	10.43	25.77	BE	E2-28		0.00	0.00	OP, Z
65	32.83	81.12	BE	E2-17, E1-6, H-E1-7		0.00	0.00	T
66	0.30	0.74	BE	E2-24		0.00	0.00	
67	0.42	1.04	BE	E2-24		0.00	0.00	
68	0.63	1.56	BE	E2-1		0.00	0.00	
69	1.34	3.31	BE	E2-24	Industrial	0.00	0.00	
70	11.32	27.97	BE	E2-24		0.00	0.00	
71	6.83	16.87	BE	D		0.00	0.00	OP, Z
73	3.84	9.48	BE	E1-14*		0.00	0.00	
74	3.81	9.42	BE	E1-2		0.00	0.00	
75	0.06	0.15	BE	D		0.00	0.00	
76	0.51	1.26	BE	E2-28		0.00	0.00	
77	5.21	12.87	BE	E2		0.00	0.00	
78	6.75	16.68	BE	E1-15*	Industrial	0.00	0.00	
79	2.11	5.21	BE	D		0.00	0.00	
80	0.53	1.32	BE	E2		0.00	0.00	
82	1.90	4.70	BE	E1-2*		0.00	0.00	SP
83	0.43	1.06	BE	E1-14*	Office	0.00	0.00	
84	1.66	4.09	BE	E2-63		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

(A)Development Application Approved in 2007

* Zoning under Appeal

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⁾
85	3.69	9.11	BE	E1-14*		0.00	0.00	
86	0.74	1.83	BE	D		0.00	0.00	
88	0.88	2.17	BE	H-E1-12		0.00	0.00	
90	4.04	9.97	BE	E1		0.00	0.00	
91	0.28	0.69	BE	D		0.01	0.03	
92	1.67	4.13	BE	E1-14*		0.00	0.00	
93	1.08	2.67	BE	E2		0.68	1.69	
94	0.97	2.40	BE	E2-24	Industrial	0.00	0.00	
95	1.48	3.66	BE	E1		0.00	0.00	
96	3.36	8.30	BE	E1		0.00	0.00	
97	3.38	8.35	BE	E1		0.00	0.00	
98	0.13	0.32	BE	E1-14*		0.00	0.00	
99	5.00	12.36	BE	E2-65	Industrial	0.00	0.00	
100	0.75	1.85	BE, MVC	E1-14*	Commercial	0.00	0.00	
101	0.29	0.72	BE	E2-96		0.00	0.00	SP
102	4.40	10.87	BE	E1-14*	Office	0.00	0.00	SP(A)
103	0.16	0.40	BE	E2	Commercial	0.00	0.00	
104	2.40	5.92	BE	E2		0.00	0.00	
107	0.16	0.40	BE	D		0.00	0.00	Z
110	0.82	2.03	BE	E2		0.00	0.00	
114	0.26	0.64	BE	E1	Industrial	0.00	0.00	
117	0.39	0.97	BE	E2		0.00	0.00	
119	0.43	1.06	BE	E2	Industrial	0.00	0.00	
121	1.16	2.87	BE	E2-37		0.00	0.00	
124	0.41	1.01	BE	E1		0.00	0.00	
128	3.97	9.81	IND, BE	E2, E3		0.00	0.00	
129	6.25	15.44	BE	D		0.54	1.34	
130	2.87	7.10	BE	D		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

(A)Development Application Approved in 2007

* Zoning under Appeal

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⁾
131	1.49	3.68	BE	D	Commercial	0.00	0.00	
132	0.23	0.57	BE	D		0.00	0.00	
133	8.97	22.16	BE	D		0.16	0.39	
134	1.19	2.94	BE	E1		0.00	0.00	
135	1.19	2.94	BE	E1*		0.00	0.00	SP
136	0.92	2.27	BE	E2		0.00	0.00	
138	0.75	1.85	BE	D		0.00	0.00	Z, SP
139	0.73	1.80	BE	E2-28		0.00	0.00	
142	4.11	10.16	BE	E1-2		0.00	0.00	
143	0.56	1.38	BE	E1		0.00	0.00	
147	0.92	2.27	BE	E2	Industrial	0.00	0.00	
148	0.84	2.08	BE	E2		0.00	0.00	
149	0.51	1.26	BE	E1		0.00	0.00	
150	0.58	1.43	BE	E1		0.00	0.00	
151	0.63	1.56	BE	E2		0.00	0.00	
152	1.19	2.94	BE	E1		0.00	0.00	
445	1.06	2.61	BE	E2		0.00	0.00	SP(A)
446	2.12	5.24	BE	E2-78		0.00	0.00	
447	5.33	13.17	BE	E2-78		0.00	0.00	SP
448	0.46	1.14	BE	E2-78		0.00	0.00	
449	0.44	1.08	BE	D		0.00	0.00	
450	0.73	1.81	BE	D		0.00	0.00	
506	1.00	2.47	BE	E1-2		0.00	0.00	SP
Summary for Planning District GATEWAY (79 records)								
Sum	201.56	498.01				1.40	3.45	
Min	0.06	0.15				0.00	0.00	
Max	32.83	81.12				0.68	1.69	

(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

(A) Development Application Approved in 2007

* Zoning under Appeal

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	E2-96		5735 McAdam Rd
517	37100.00	399341.08	BE	E2		5900 Avebury Rd
Summary for Planning District		GATEWAY (2 records)				
Min	2100.00	22604.95				
Max	37100.00	399341.08				

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

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

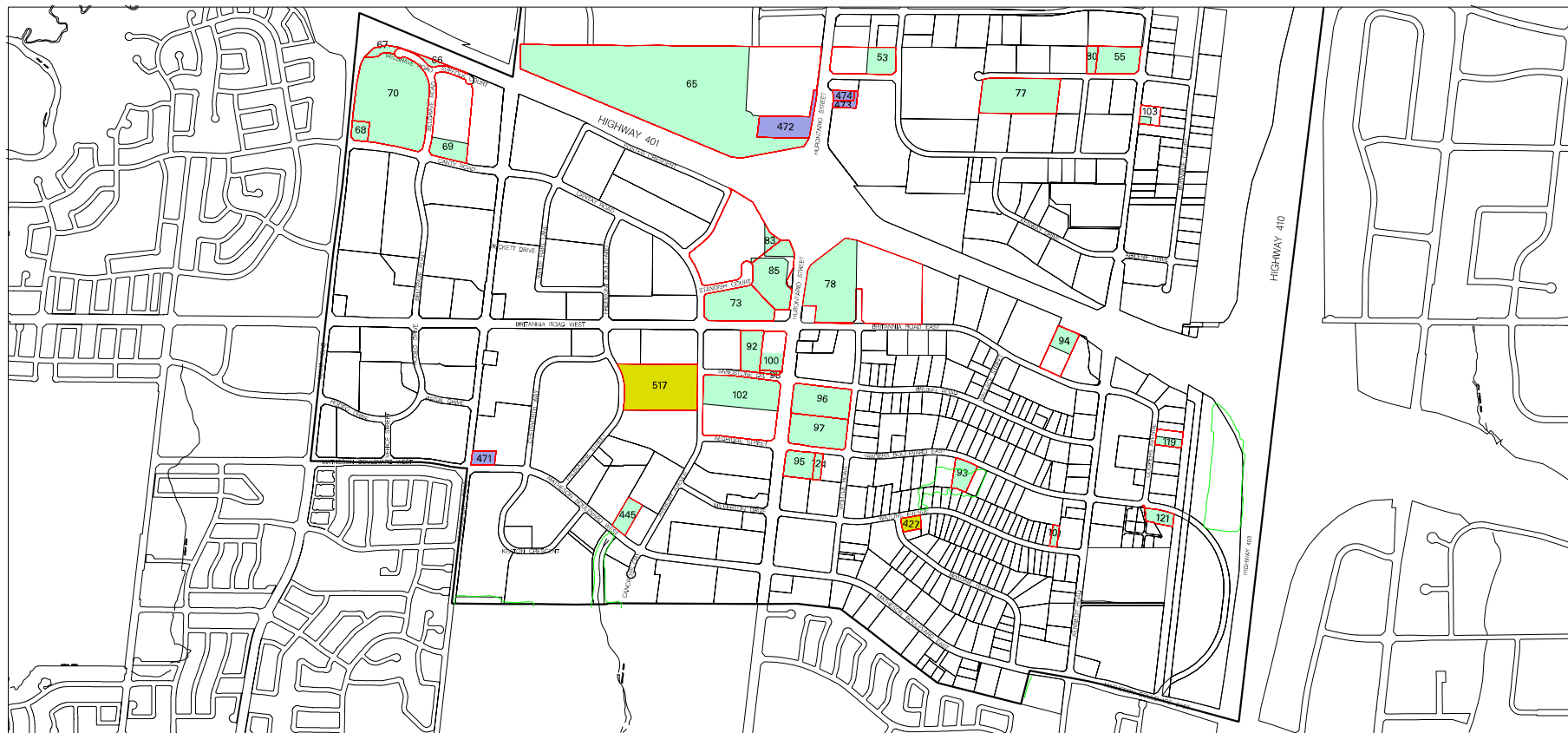
Employment Lands with Non-Conforming Uses

GATEWAY

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
471	0.63	1.55	BE	D	Residential	5801 McLaughlin Rd
472	2.35	5.81	BE	D	Residential	6250 Hurontario St
473	0.40	0.98	BE	D	Residential	6333 Hurontario St
474	0.40	0.99	BE	D	Residential	6333 Hurontario St
475	0.72	1.77	BE	D	Residential	6405 Hurontario St
476	0.72	1.78	BE	D	Residential	241 Derry Rd E
477	0.71	1.76	BE	D	Residential	255 Derry Rd E
478	0.17	0.43	BE	D	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, G - Green Belt

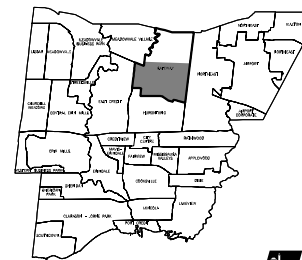
* Zoning Under Appeal



LEGEND:

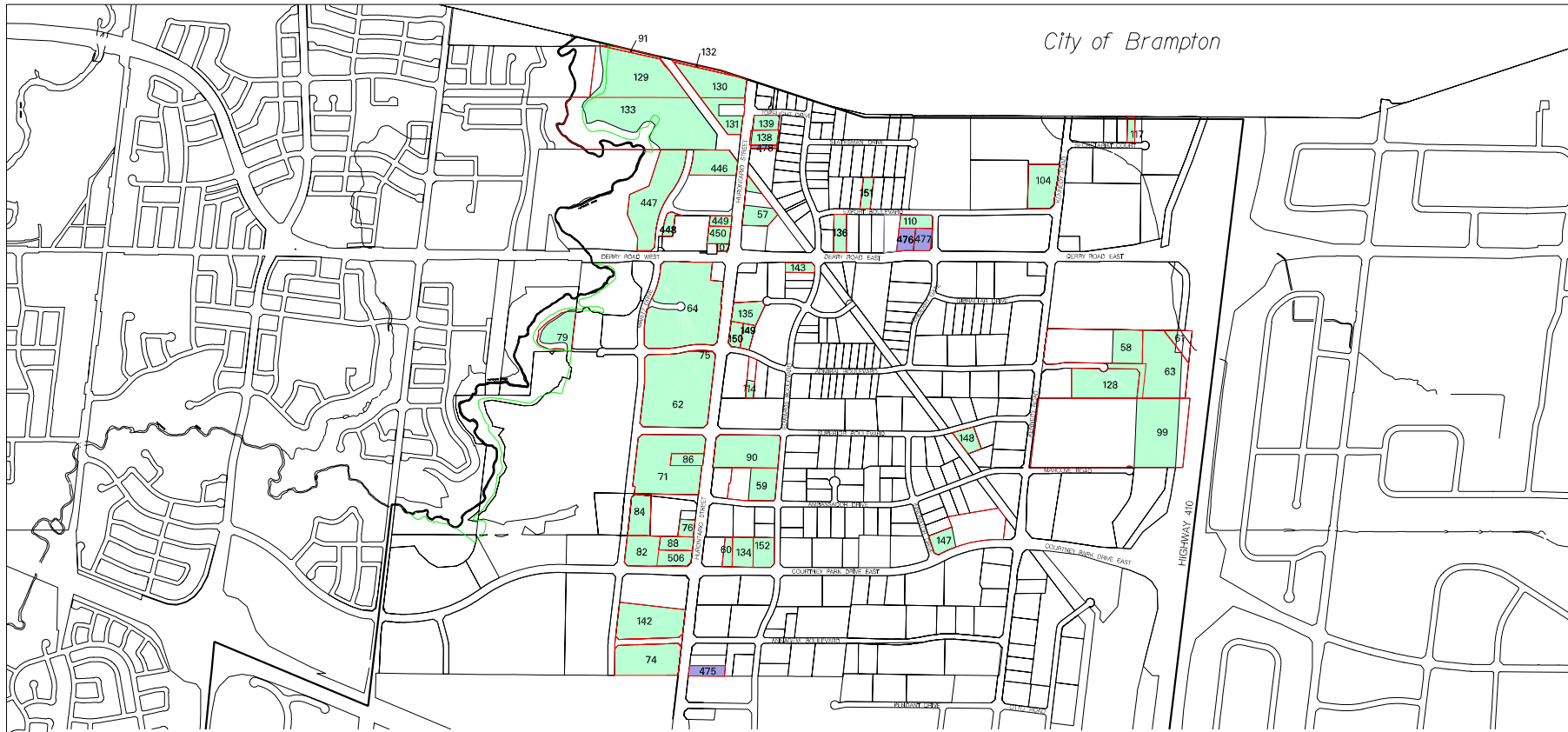
- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2008



Part 1 of 2 Gateway District Vacant Employment Lands

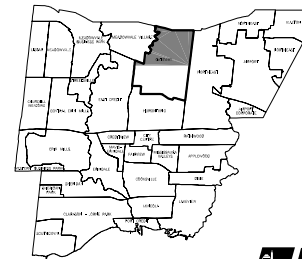




LEGEND:

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

* Note: Data current to January 2008



Part 2 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	E2		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	

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

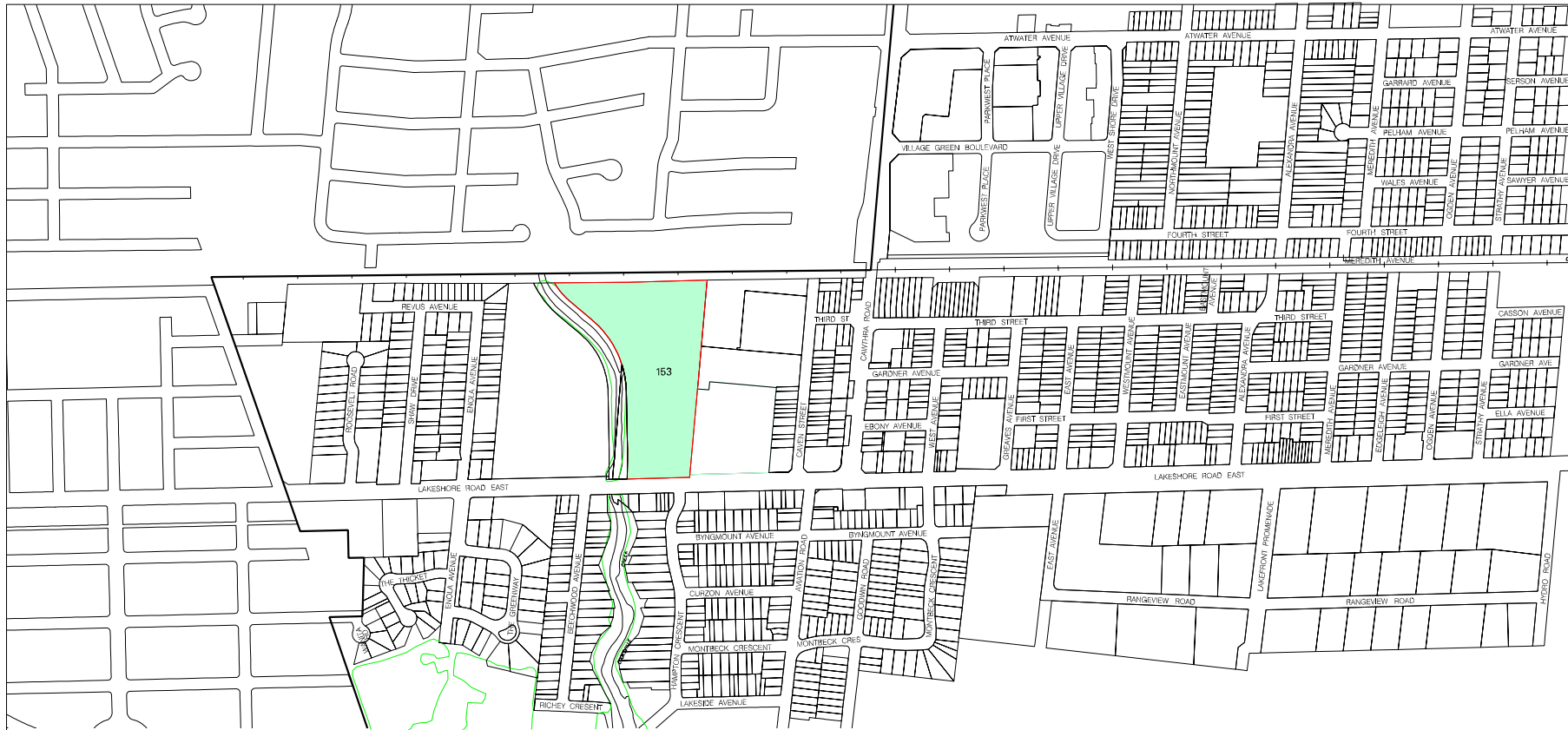
(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(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

(A)Development Application Approved in 2007

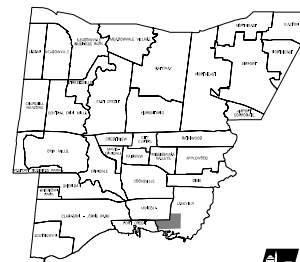
* Zoning under Appeal



LEGEND:

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

* Note: Data current to January 2008



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	E2-16	Commercial	0.00	0.00	
145	0.19	0.46	BE	E2-19	Industrial	0.00	0.00	
154	0.13	0.32	GC	C3-1		0.00	0.00	
155	0.27	0.67	BE	E2-16		0.00	0.00	
156	0.87	2.14	BE	E2-19	Industrial	0.00	0.00	
157	0.86	2.13	BE	E2-16	Industrial	0.00	0.00	
158	0.89	2.20	BE	E2-16	Industrial	0.00	0.00	
159	7.96	19.66	GC, BE	C3-1, E2-16	Office	0.00	0.00	
160	0.10	0.24	BE	E2-16	Industrial	0.00	0.00	
421	1.51	3.73	BE	E2-8		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	

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

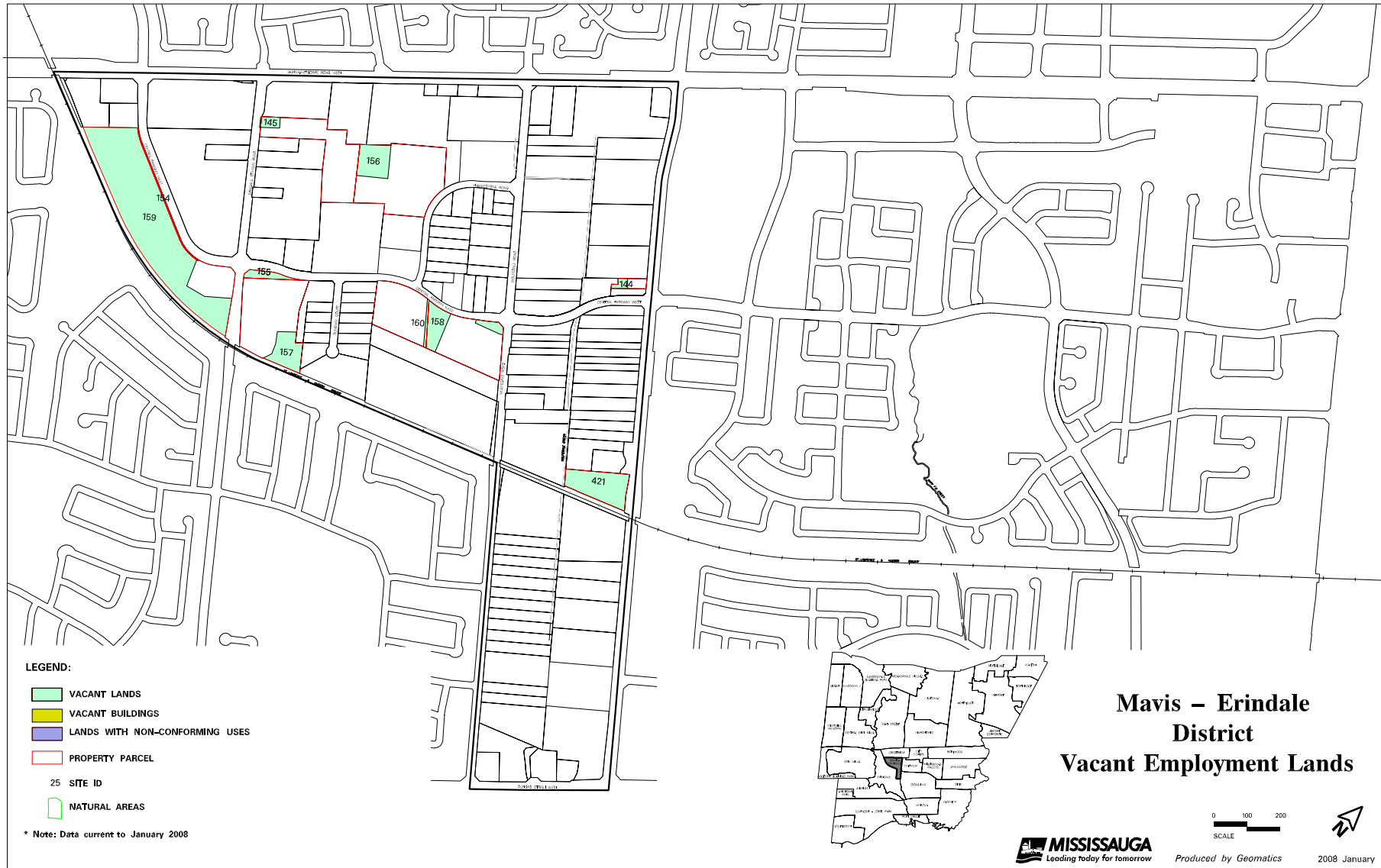
(2) Refers to the land use that exists on the built portion of a property parcel. Where no use is listed, the entire parcel is vacant.

(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

(A)Development Application Approved in 2007

* Zoning under Appeal



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	E2-24		0.00	0.00	
162	10.78	26.64	BE	E2-74		0.05	0.12	SP
163	0.91	2.25	BE	E2-1 *	Office	0.00	0.00	
164	4.99	12.33	GC	C3-40		0.00	0.00	
165	27.86	68.84	BE	D-8		0.00	0.00	
166	20.97	51.81	BE	D-8		0.00	0.00	
169	0.40	0.99	BE	E2-24		0.00	0.00	
171	0.98	2.42	BE	E2-24		0.00	0.00	
173	6.76	16.71	BE	E2-74		0.00	0.00	
174	1.40	3.46	BE	E2-1 *		0.00	0.00	
175	1.04	2.57	BE	D		0.00	0.00	
176	4.83	11.93	BE	E2-1 *		0.00	0.00	SP
178	1.80	4.44	BE	E2-24		0.00	0.00	
179	2.01	4.95	BE	E2-1 *		1.23	3.05	
180	0.69	1.71	BE	E2-47		0.00	0.00	
181	0.58	1.43	BE	E2-24	Industrial	0.58	1.43	
182	2.07	5.12	BE	E2, E2-19	Industrial	0.00	0.00	
184	1.46	3.61	BE	E2-1 *	Industrial	0.00	0.00	
186	1.47	3.63	BE	E2-24		0.07	0.18	
187	1.00	2.47	BE	E2-1 *		0.00	0.00	
188	1.28	3.16	BE	E2-24		0.28	0.68	
189	8.65	21.39	BE	D		0.00	0.00	
191	0.93	2.30	BE	E2-1 *		0.00	0.00	
194	5.07	12.53	BE	E1-13		0.00	0.00	SP
196	1.07	2.64	BE	E2-24		0.00	0.00	
197	6.77	16.73	BE	D	Industrial	0.00	0.00	
198	2.90	7.17	BE	D		0.00	0.00	Z, SP
199	0.83	2.05	BE	E2-1 *		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

(A) Development Application Approved in 2007

* Zoning under Appeal

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⁾
201	1.39	3.44	BE	E2-1 *		0.00	0.00	
202	1.32	3.26	BE	E1	Office	0.04	0.10	
204	1.43	3.53	BE	E2-1 *		0.01	0.03	
206	0.71	1.75	GC	C3-19		0.00	0.00	SP
207	0.39	0.96	BE	E2-77		0.00	0.00	
208	2.26	5.58	BE	E2-1 *	Industrial	0.00	0.00	
209	2.15	5.31	BE	E2-24		0.00	0.00	SP
210	1.79	4.41	BE	E2-1 *		0.00	0.00	
211	4.01	9.91	BE	E2-1 *		0.00	0.00	
214	1.06	2.62	BE	E2-24		0.00	0.00	
216	0.91	2.25	BE	E2-1 *		0.00	0.00	
218	0.72	1.78	BE	E2-1 *		0.00	0.00	
219	0.52	1.28	BE	E2-24		0.00	0.00	
220	2.38	5.89	BE	E2-1 *		0.00	0.00	SP
221	0.80	1.98	BE	E2-1		0.00	0.00	SP
222	0.61	1.51	BE	E2-1 *	Industrial	0.00	0.00	
224	2.35	5.80	BE	E2-1 *	Office	0.00	0.00	
227	1.99	4.92	BE	E2-1 *		0.00	0.00	
230	0.22	0.54	BE	E1		0.00	0.00	
231	3.47	8.57	BE	E2-24	Industrial	0.00	0.00	
232	83.25	205.71	BE	E2-98, E2-99, E2-100, G1		0.00	0.00	Z(A), T, SP
233	5.15	12.72	BE	E2-47, E2-77		0.00	0.00	
453	1.10	2.72	BE	E1-4	Commercial/Office	0.00	0.00	SP
Summary for Planning District MEADOWVALE BUSINESS PARK (51 records)								
Sum	240.70	594.79				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

(A)Development Application Approved in 2007

* Zoning under Appeal

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	D	Residential	7467 Ninth Line
480	0.83	2.05	BE	D	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, G - Green Belt

* Zoning Under Appeal

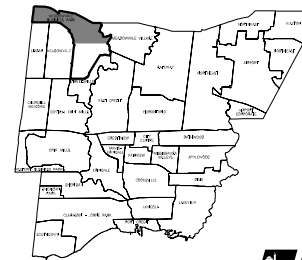
— |

11

NORTH LANE

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

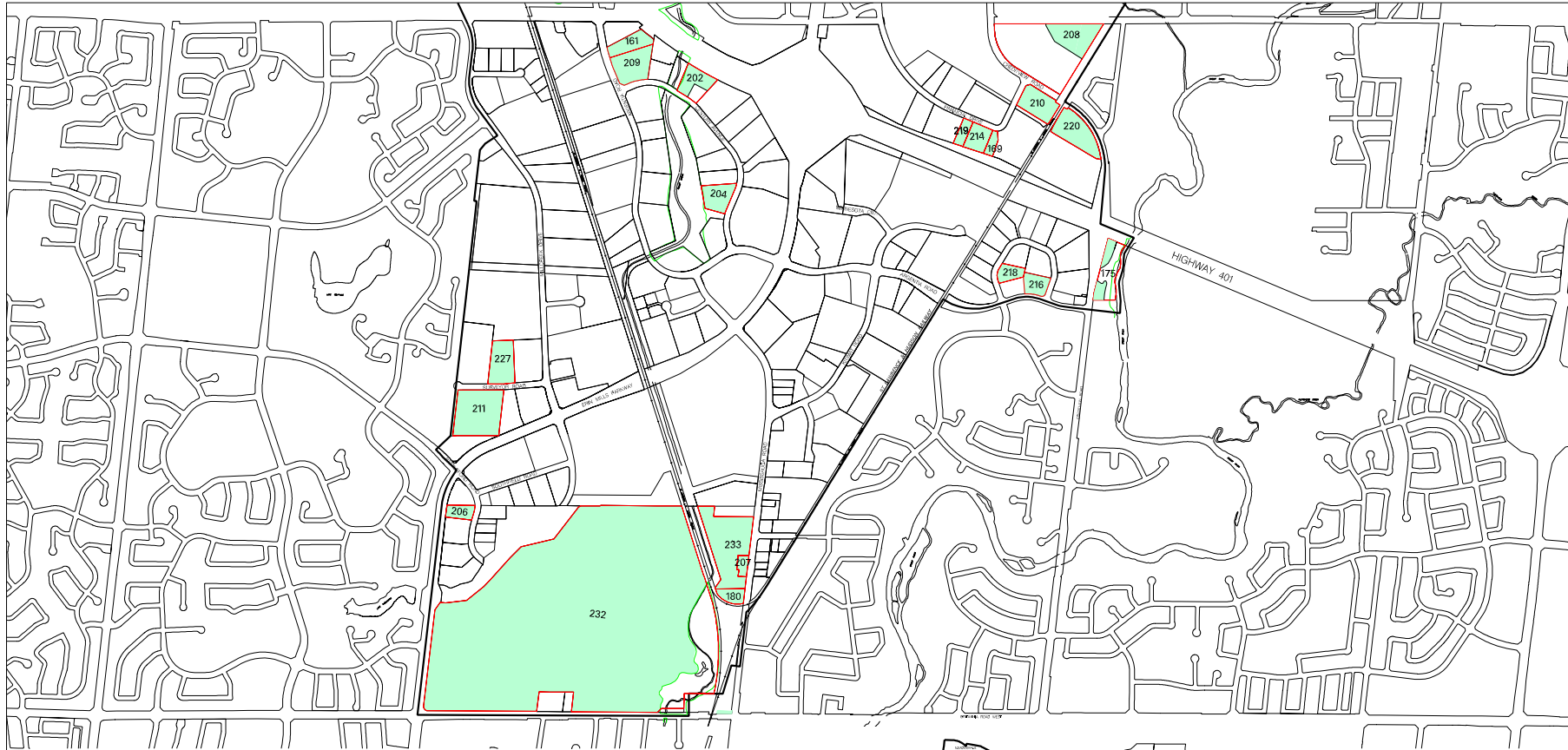
* Note: Data current to January 2008



Part 1 of 2

Produced by Geomatics 2008 January

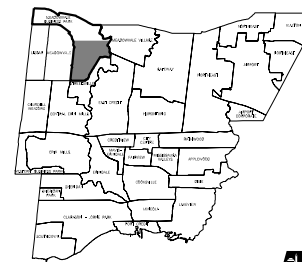




LEGEND:

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

* Note: Data current to January 2008



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	1.10	2.72	BE	H-E2-23		0.00	0.00	Z, SP
508	4.62	11.42	BE	D		0.00	0.00	
Summary for Planning District MEADOWVALE VILLAGE (2 records)								
Sum	5.72	14.13				0.00	0.00	
Min	1.10	2.72				0.00	0.00	
Max	4.62	11.42				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

(A)Development Application Approved in 2007

* Zoning under Appeal

Employment Lands with Non-Conforming Uses**MEADOWVALE VILLAGE**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
509	0.17	0.42	BE, G	D	Residential	235 Derry Rd W
510	0.12	0.30	BE, G	D	Residential	251 Derry Rd W
511	0.39	0.96	BE, G	D	Residential	257 Derry Rd W
Summary for Planning District MEADOWVALE VILLAGE (3 records)						
Sum	0.68	1.68				
Min	0.12	0.30				
Max	0.39	0.96				

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

* Zoning Under Appeal

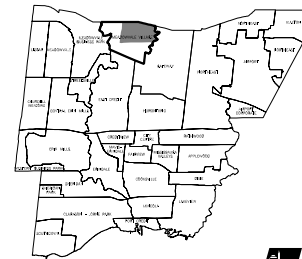
City of Brampton



LEGEND:

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

* Note: Data current to January 2008



Meadowvale Village District Vacant Employment Lands

0 100 200
SCALE



MISSISSAUGA
Leading today for tomorrow

Produced by Geomatics

2008 January

E:\PLANNING\GIS\PROJECTS\2008\VEIS\GIS\meadowvale.dgn

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⁾
239	0.68	1.68	GC	C3-19		0.00	0.00	
240	0.65	1.61	GC	C3-19		0.00	0.00	
242	0.32	0.79	BE	D		0.00	0.00	Z
243	0.66	1.63	BE	E2, H-E2-22, G2-2	Residential	0.02	0.06	SP
245	0.93	2.30	BE	E2-24		0.00	0.00	
246	1.05	2.60	BE	G2		0.88	2.18	
249	4.46	11.03	BE	E2-40		0.00	0.00	
250	9.79	24.19	BE, GC	E2-40, C3-39		0.07	0.16	
253	0.14	0.35	BE	D		0.14	0.35	
254	0.11	0.27	BE	D		0.00	0.00	
255	0.24	0.59	GC	D		0.00	0.00	
256	0.40	0.99	BE	E2, H-E2-22, G2-2	Residential	0.04	0.09	SP
257	8.09	19.99	BE	D		2.76	6.83	
258	0.18	0.44	GC	D	Residential	0.08	0.20	
259	0.36	0.89	GC	D		0.00	0.00	
260	0.55	1.36	BE	D		0.55	0.36	
261	0.56	1.38	BE	D		0.56	1.38	
262	0.55	1.36	BE	D		0.55	1.36	
263	1.32	3.26	BE	E2, H-E2-22, G2-2	Residential	0.41	1.02	SP
264	0.73	1.80	BE	E2		0.00	0.00	Z, SP
265	1.23	3.04	BE	E2		0.00	0.00	
266	3.41	8.43	BE	D		0.00	0.00	
267	7.82	19.32	BE	D		1.91	4.71	
269	0.12	0.30	BE	D		0.00	0.00	
270	0.36	0.89	BE	E2	Commercial	0.00	0.00	
273	1.53	3.78	BE	E2-24		0.00	0.00	
274	0.51	1.25	BE	E2		0.00	0.00	
275	0.83	2.05	BE	E2	Industrial	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

(A)Development Application Approved in 2007

* Zoning under Appeal

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⁾
276	2.38	5.88	IND	E3	Industrial	0.00	0.00	
277	0.05	0.12	BE	D		0.00	0.00	
278	0.20	0.49	BE	E2		0.00	0.00	
280	0.48	1.19	BE	E2		0.00	0.00	
281	2.98	7.37	BE	E2	Religious Assembly	0.00	0.00	SP(A)
282	0.75	1.85	BE	e2	Industrial	0.00	0.00	
285	1.63	4.03	BE	E2		0.00	0.00	
286	0.24	0.59	BE	E2	Industrial	0.00	0.00	
287	0.25	0.62	BE	E2	Industrial	0.00	0.00	
290	0.22	0.54	GC	D		0.00	0.00	
291	0.89	2.20	GC	C3-1	Industrial	0.00	0.00	SP
293	0.37	0.91	BE	E2	Commercial	0.00	0.00	
294	0.47	1.16	IND	E3	Commercial	0.00	0.00	
296	1.47	3.63	IND	E3	Industrial	0.00	0.00	
297	1.83	4.53	BE	E2	Industrial	0.00	0.00	
298	1.41	3.48	IND	E3	Office	1.25	3.09	
299	9.88	24.41	BE, IND	E3, E2-24		0.00	0.00	
300	0.85	2.09	GC	C3-1		0.00	0.00	SP
301	2.04	5.03	GC	C3-1		0.00	0.00	
302	0.28	0.69	BE	E2-19		0.00	0.00	
303	0.71	1.75	IND	E3	Industrial	0.00	0.00	
305	7.01	17.31	GC, BE	C3-1, E2-19		0.00	0.00	
306	2.17	5.35	BE	E2-40		0.00	0.00	
307	5.26	13.00	GC, BE	C3-39, E2-40		0.00	0.00	SP
308	2.82	6.98	BE	D		0.00	0.00	
310	0.16	0.40	BE	E2	Commercial	0.00	0.00	
312	2.83	7.00	BE	E2		0.00	0.00	
313	0.31	0.77	BE	E2		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

(A)Development Application Approved in 2007

* Zoning under Appeal

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⁾
314	0.03	0.07	BE	E2	Industrial	0.00	0.00	
317	0.31	0.77	BE	E2	Industrial	0.00	0.00	
318	0.41	1.01	BE	E2	Industrial	0.00	0.00	
319	0.54	1.33	IND	E3	Industrial	0.00	0.00	
321	1.11	2.74	BE	E2	Industrial/Parking	0.00	0.00	
322	2.34	5.78	IND	E3	Industrial	0.00	0.00	
324	1.32	3.26	IND	E3	Industrial	0.00	0.00	
329	14.83	36.64	BE	E2	Industrial/Commercial	0.37	0.92	
330	6.12	15.12	BE	E2-70		0.00	0.00	
333	0.69	1.70	BE	E2		0.00	0.00	
335	0.07	0.17	BE	E2-19		0.00	0.00	
337	3.30	8.14	BE	E2		0.00	0.00	
338	3.10	7.67	BE	E2		0.00	0.00	
339	1.13	2.79	BE	E2		0.00	0.00	
340	0.44	1.09	BE	E2		0.00	0.00	SP
342	1.99	4.92	IND	E3		1.19	2.95	
343	3.29	8.12	BE	E2, E2-69		0.00	0.00	
345	2.15	5.30	BE	E2	Industrial	0.00	0.00	
346	0.26	0.64	BE	E2		0.00	0.00	
348	0.99	2.44	BE	E2		0.00	0.00	
351	0.70	1.73	BE	E2-19	Industrial	0.00	0.00	
419	0.84	2.08	IND	E3	Industrial	0.00	0.00	
423	40.36	99.73	BE	E2-38	Industrial	0.00	0.00	
455	0.13	0.32	BE	E2		0.00	0.00	
456	0.10	0.25	BE	E2	Commercial	0.00	0.00	
457	3.00	7.41	BE	E2-59	Industrial	0.00	0.00	SP(A)
459	3.80	9.40	BE	E2-38		0.00	0.00	
460	0.26	0.64	IND	E3	Industrial	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

(A) Development Application Approved in 2007

* Zoning under Appeal

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⁾
461	0.58	1.43	IND	E3	Industrial	0.00	0.00	
507	0.54	1.33	BE	E2-8		0.00	0.00	
Summary for Planning District NORTHEAST (86 records)								
Sum	192.28	475.00				10.78	25.65	
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.

(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

(A)Development Application Approved in 2007

* Zoning under Appeal

Vacant Employment Buildings

NORTHEAST

Parcel ID	Footprint Area(m²)	Footprint Area(ft²)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use ⁽²⁾	Street Address
429	1370.00	14747.04	IND	E3		6920 Invader Cres
432	8885.00	95640.47	BE	E2		1035 Ronsa Crt
441	11700.00	125941.87	IND	E3		6525 Northwest Dr
512	2160.00	23250.05	BE	E2	Industrial	1020 Lorimar Dr
513	8760.00	94291.86	BE	E2	Industrial	6630 Tomken Rd
514	1820.00	19590.32	BE	E2		6435 Kestrel Rd
Summary for Planning District		NORTHEAST (6 records)				
Min	1370.00	14747.04				
Max	11700.00	125941.87				

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

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

Employment Lands with Non-Conforming Uses

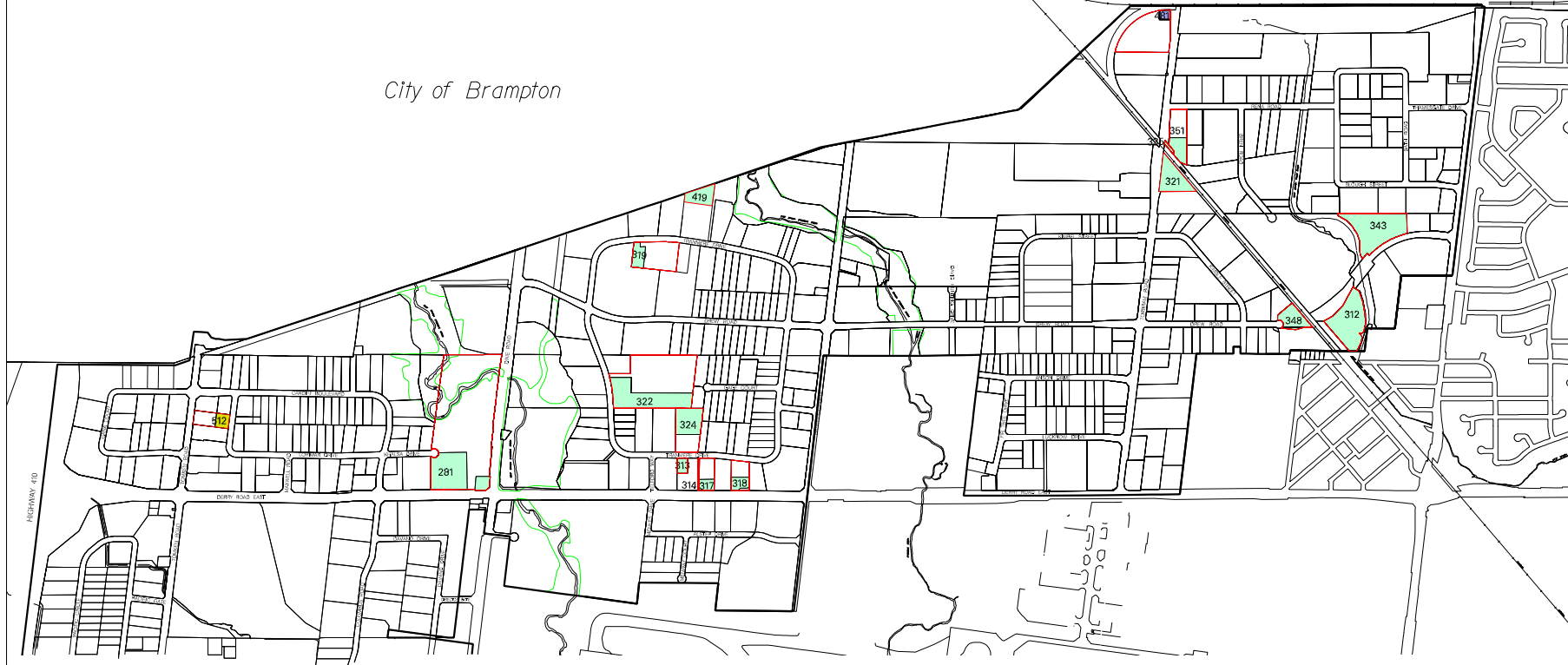
NORTHEAST

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation ⁽¹⁾	Zoning	Existing Land Use	Street Address
481	0.21	0.52	BE	E3	Residential	7680 Torbram Rd
482	0.10	0.25	IND, G	E3	Residential	5799 Luke Rd
483	0.19	0.46	GC	D*	Residential	1108 Eglinton Ave E
484	0.21	0.52	GC	D	Residential	1086 Eglinton Ave E
485	0.13	0.33	BE	E2	Residential	4625 Tomken Rd
486	0.12	0.30	BE	D	Residential	4619 Tomken Rd
487	0.17	0.43	BE	E2	Residential	4611 Tomken Rd
489	0.32	0.80	BE	E2	Residential	4582 Tomken Rd
490	0.19	0.46	BE	E2	Residential	4574 Tomken Rd
491	0.09	0.22	BE	E2	Residential	4568 Tomken Rd
492	0.09	0.22	BE	E2	Residential	4564 Tomken Rd
493	0.44	1.09	BE	E2	Residential	4560 Tomken Rd
494	0.09	0.23	BE	D	Residential	4552 Tomken Rd
Summary for Planning District NORTHEAST (13 records)						
Sum	2.35	5.81				
Min	0.09	0.22				
Max	0.44	1.09				

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

* Zoning Under Appeal

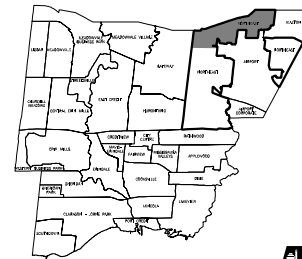
City of Brampton



LEGEND:

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

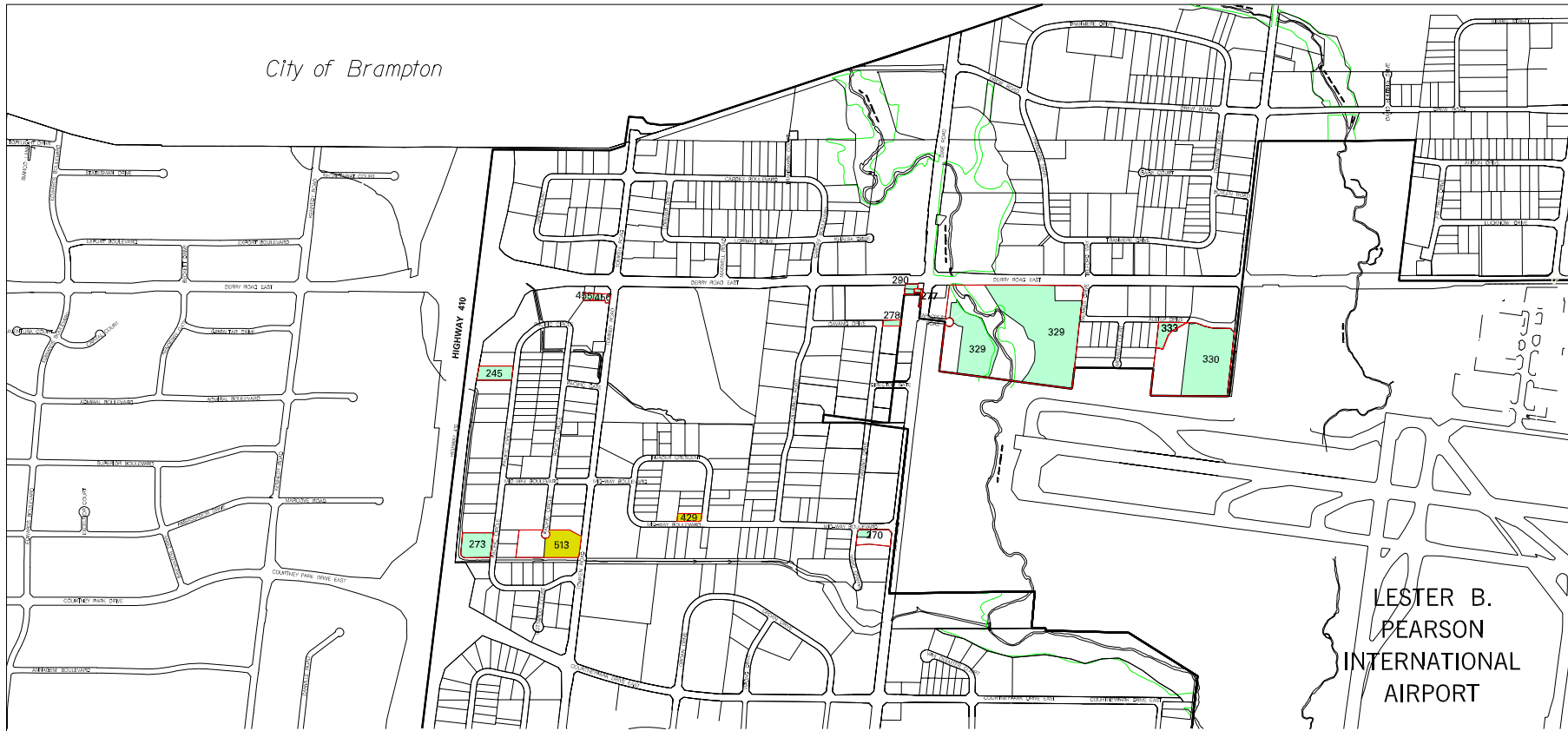
* Note: Data current to January 2008



Part 1 of 5 Northeast District Vacant Employment Lands



City of Brampton

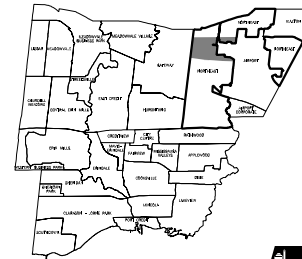


LESTER B.
PEARSON
INTERNATIONAL
AIRPORT

LEGEND:

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

* Note: Data current to January 2008



Part 2 of 5 Northeast District Vacant Employment Lands



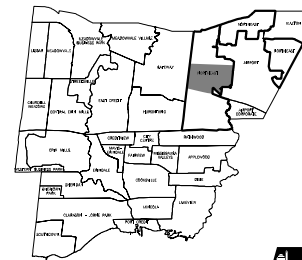


LESTER B. PEARSON
INTERNATIONAL
AIRPORT
(MALTON)

LEGEND:

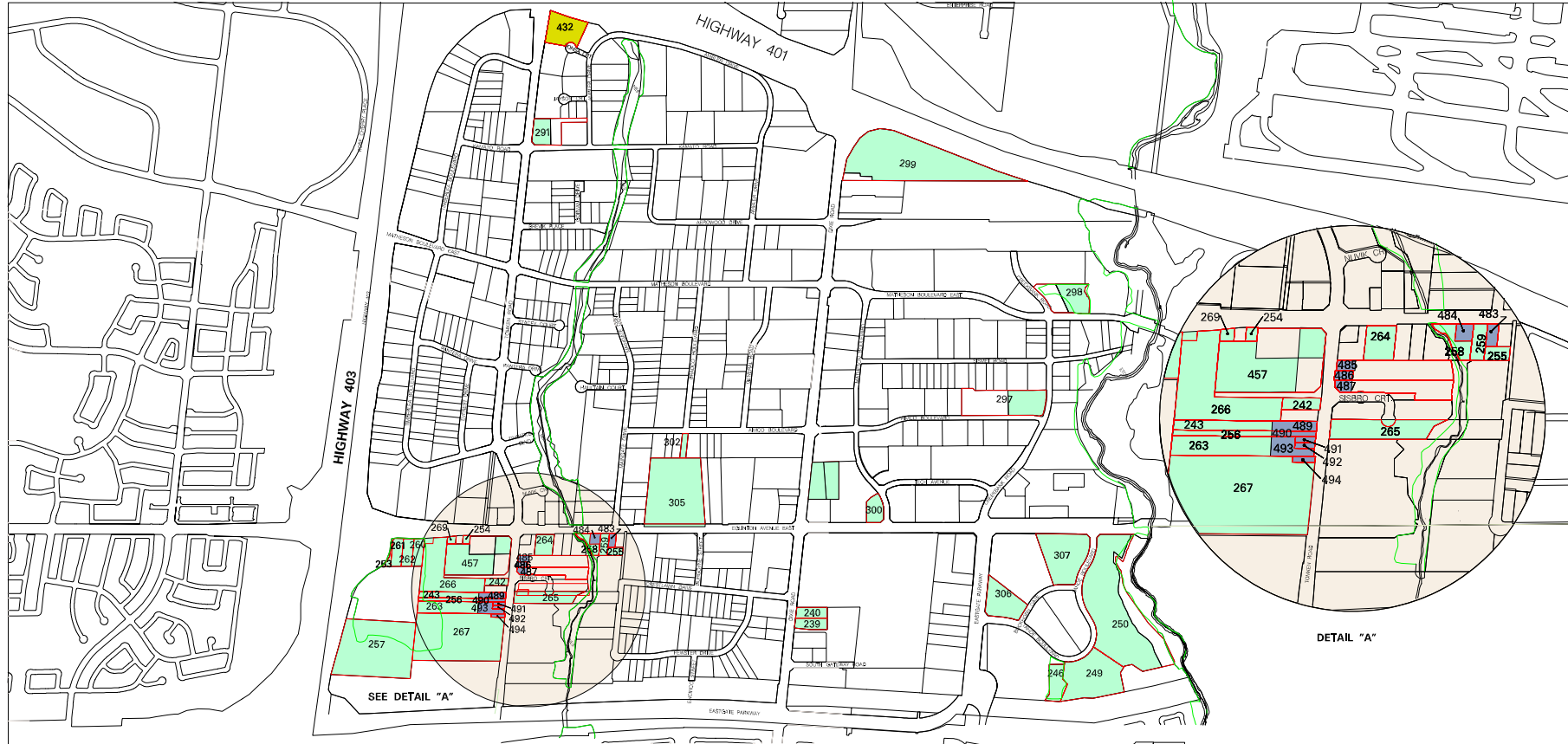
- VACANT LANDS
- VACANT BUILDINGS
- LANDS WITH NON-CONFORMING USES
- PROPERTY PARCEL
- 25 SITE ID
- NATURAL AREAS

* Note: Data current to January 2008



Part 3 of 5 Northeast District Vacant Employment Lands

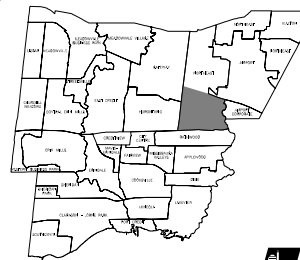




LEGEND:

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

* Note: Data current to January 2008



Part 4 of 5 Northeast District Vacant Employment Lands



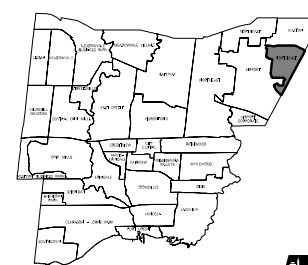
LESTER B. PEARSON
INTERNATIONAL
AIRPORT
(MALTON)

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 2008



Part 5 of 5 Northeast District Vacant Employment Lands



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	E2-58		0.00	0.00	
354	0.84	2.08	BE	E2-58		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.

(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

(A)Development Application Approved in 2007

* Zoning under Appeal

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	H-E2-14		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.

(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

(A)Development Application Approved in 2007

* Zoning under Appeal

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	E2-5	Industrial	0.00	0.00	
355	1.62	3.99	BE	E2-5	Industrial	0.00	0.00	
357	0.85	2.10	BE	E2-5		0.00	0.00	
358	4.24	10.47	BE	E2-5		1.39	3.44	SP
359	19.76	48.83	BE	E2-5	Industrial	11.70	28.91	
360	4.96	12.26	BE	E2-5		0.00	0.00	
361	4.08	10.09	BE	E2-5, E2-6	Industrial	0.00	0.00	
362	0.79	1.95	BE	E2-5	Office	0.00	0.00	
363	1.25	3.09	BE	E2-7		0.00	0.00	
364	2.42	5.97	BE	E2-5	Office	1.67	4.12	
365	0.94	2.32	BE	E2-5		0.00	0.00	
366	1.44	3.56	BE	E2-7		0.00	0.00	
367	1.41	3.48	BE	E2-5	Office	0.00	0.00	
411	0.90	2.23	BE	E2-5	Industrial	0.00	0.00	
412	0.61	1.51	BE	E2-5	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.

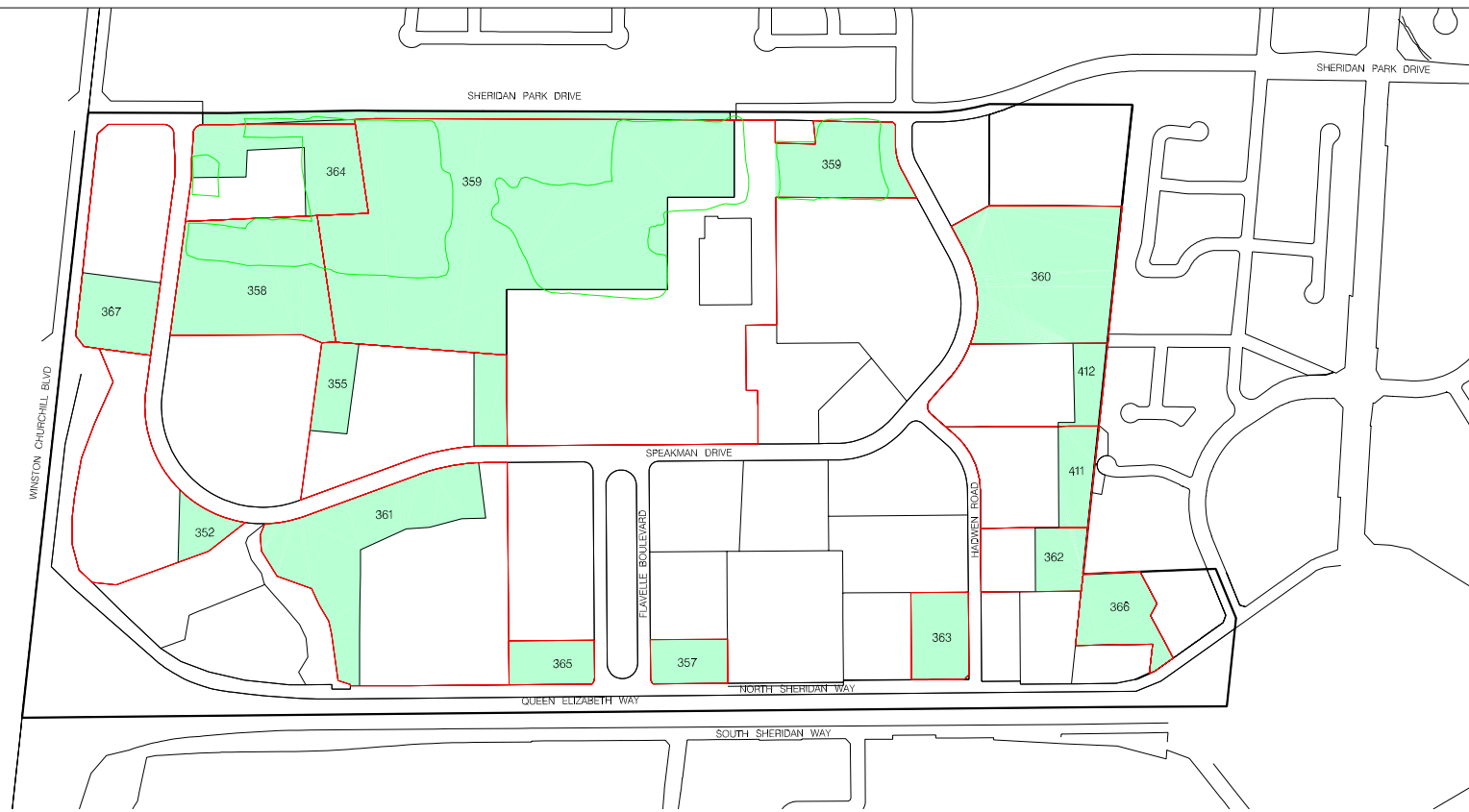
(3) NAS means the amount of land which is part of an environmental area identified in the City's Natural Areas Survey.

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

(A)Development Application Approved in 2007

* Zoning under Appeal

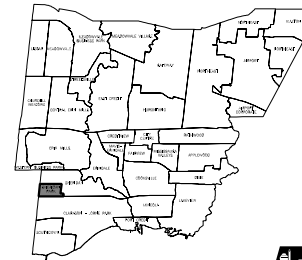
Town of Oakville



LEGEND:

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

* Note: Data current to January 2008



Sheridan Park District Vacant Employment Lands



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	E3		0.00	0.00	
369	0.51	1.27	BE	E2	Office	0.52	1.29	
370	0.47	1.16	BE	D		0.04	0.10	
371	0.71	1.75	BE	D	Residential	0.00	0.00	
372	14.59	36.05	BE	E2, D, G1, G2	Residential	7.39	18.27	
373	0.76	1.88	IND	E3	Residential	0.00	0.00	
374	6.38	15.78	IND	E3	Industrial	0.00	0.00	
375	3.98	9.84	IND	D		0.03	0.07	
376	11.17	27.60	IND	E3, G2	Utilities/Industrial	5.68	14.03	
377	1.21	2.99	BE	E2	Industrial	0.00	0.00	
378	1.21	2.99	IND	E3		0.00	0.00	
379	1.66	4.10	IND	E3	Industrial	0.07	0.18	
380	30.86	76.25	IND	E3*	Industrial	17.23	42.57	
381	9.30	22.98	IND	E3		0.00	0.00	SP
382	12.29	30.37	IND	E3, E3-6	Industrial	0.00	0.00	
383	21.76	53.77	BE	D		4.06	10.04	
384	13.56	33.51	IND	E3-2		0.00	0.00	SP
385	22.84	56.44	BE	E2	Utilities	0.08	0.20	
386	0.66	1.63	BE	E2	Industrial	0.00	0.00	
387	1.47	3.64	IND	E3	Industrial	0.00	0.00	
388	0.83	2.05	IND	E3		0.00	0.00	
422	19.97	49.35	IND	E3	Industrial	15.51	38.32	
462	0.29	0.73	BE	D	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.

(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

(A) Development Application Approved in 2007

* Zoning under Appeal

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	D	Residential	663 Winston Churchill Bl
497	0.13	0.32	BE, G	D	Residential	655 Winston Churchill Bl
498	0.36	0.89	BE, G	D	Residential	645 Winston Churchill Bl
499	0.30	0.75	BE	D	Residential	595 Winston Churchill Bl
500	0.17	0.42	BE	D	Residential	535 Winston Churchill Bl
501	1.37	3.39	BE	E2	Residential	2700 Lakeshore Rd W
503	0.65	1.61	IND	E3	Residential	476 Hazelhurst Rd
504	0.34	0.84	IND	E3	Residential	520 Hazelhurst Rd
505	0.30	0.75	IND	E3	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, G - Green Belt

* Zoning Under Appeal

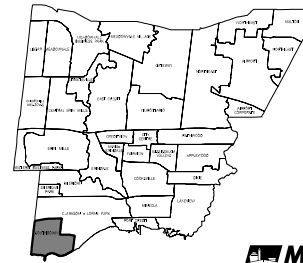
Town
of
Oakville

Lake Ontario

LEGEND:

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

* Note: Data current to January 2008



Southdown District Vacant Employment Lands

MISSISSAUGA
Leading today for tomorrow

Produced by Geomatics

2008 January

0 50 100
SCALE



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	E2-93		0.00	0.00	SP
391	5.18	12.79	BE	E2-93		0.00	0.00	
392	16.10	39.78	BE	E2-80, E2-81	Industrial	0.00	0.00	SP
393	4.34	10.73	BE	E2-93		0.00	0.00	
394	1.64	4.05	BE	E2-1		0.00	0.00	
395	3.60	8.91	BE	E2-24		0.00	0.00	
396	2.56	6.34	BE	E2-93		0.00	0.00	
397	0.81	2.00	BE	E2-2		0.00	0.00	
398	0.87	2.15	BE	E2-2		0.00	0.00	
400	1.30	3.21	BE	E2-2		0.00	0.00	
401	1.55	3.83	BE	E2-2		0.00	0.00	
402	1.63	4.03	BE	E2-1		0.00	0.00	SP
403	1.41	3.48	BE	E2-93	Residential	0.00	0.00	
405	2.44	6.03	BE	E2-2		0.00	0.00	
407	0.28	0.69	GC	C3-46		0.00	0.00	SP
408	0.28	0.69	GC	C3-46		0.00	0.00	SP
Summary for Planning District WESTERN BUSINESS PARK (16 records)								
Sum	49.93	123.37				0.00	0.00	
Min	0.28	0.69				0.00	0.00	
Max	16.10	39.78				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

(A)Development Application Approved in 2007

* Zoning under Appeal

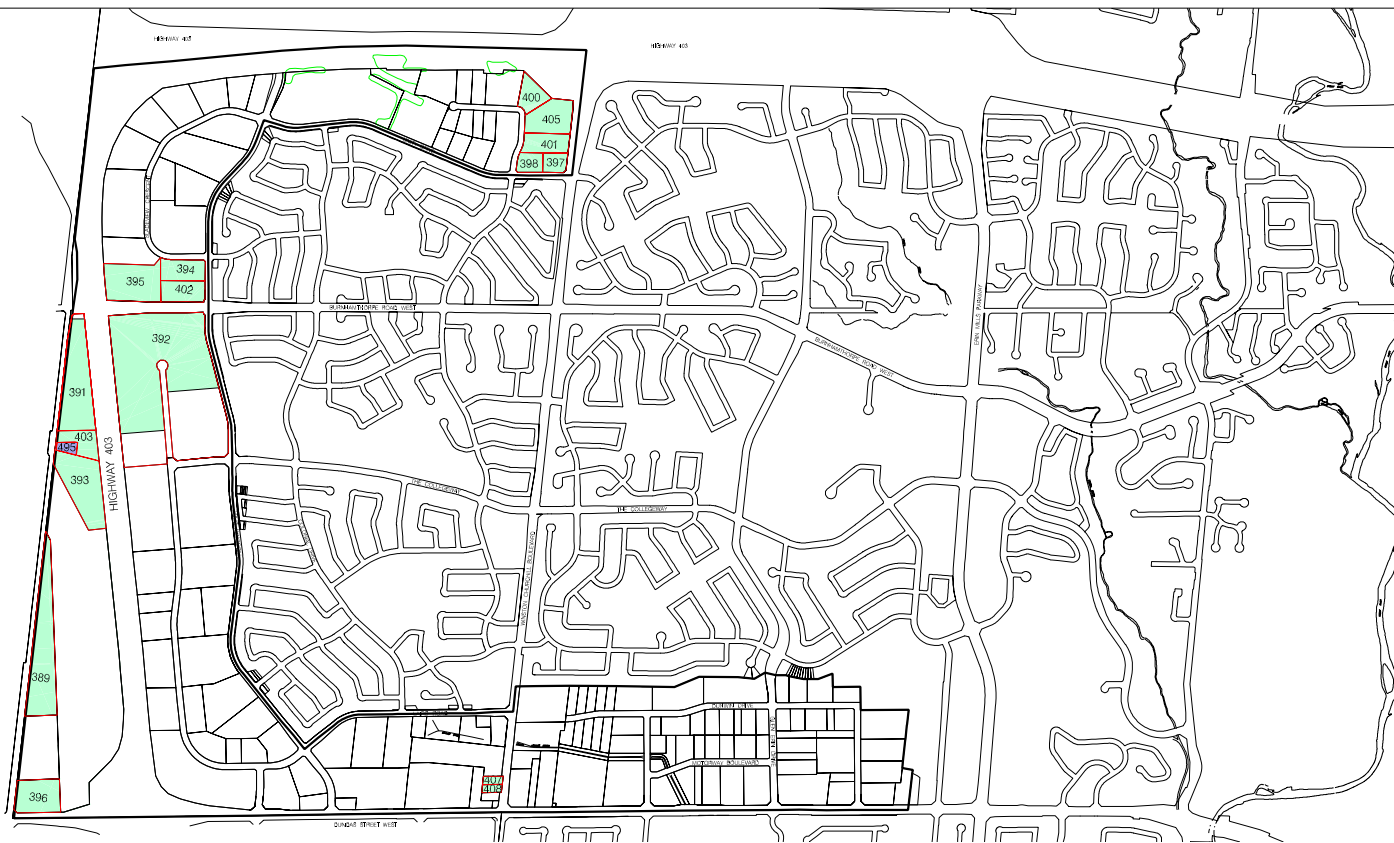
Employment Lands with Non-Conforming Uses**WESTERN BUSINESS PARK**

Parcel ID	Area (ha)	Area (acre)	Official Plan Designation⁽¹⁾	Zoning	Existing Land Use	Street Address
495	0.39	0.96	BE	E2-93	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, G - Green Belt

* Zoning Under Appeal

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 2008

Western Business Park District Vacant Employment Lands

