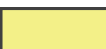




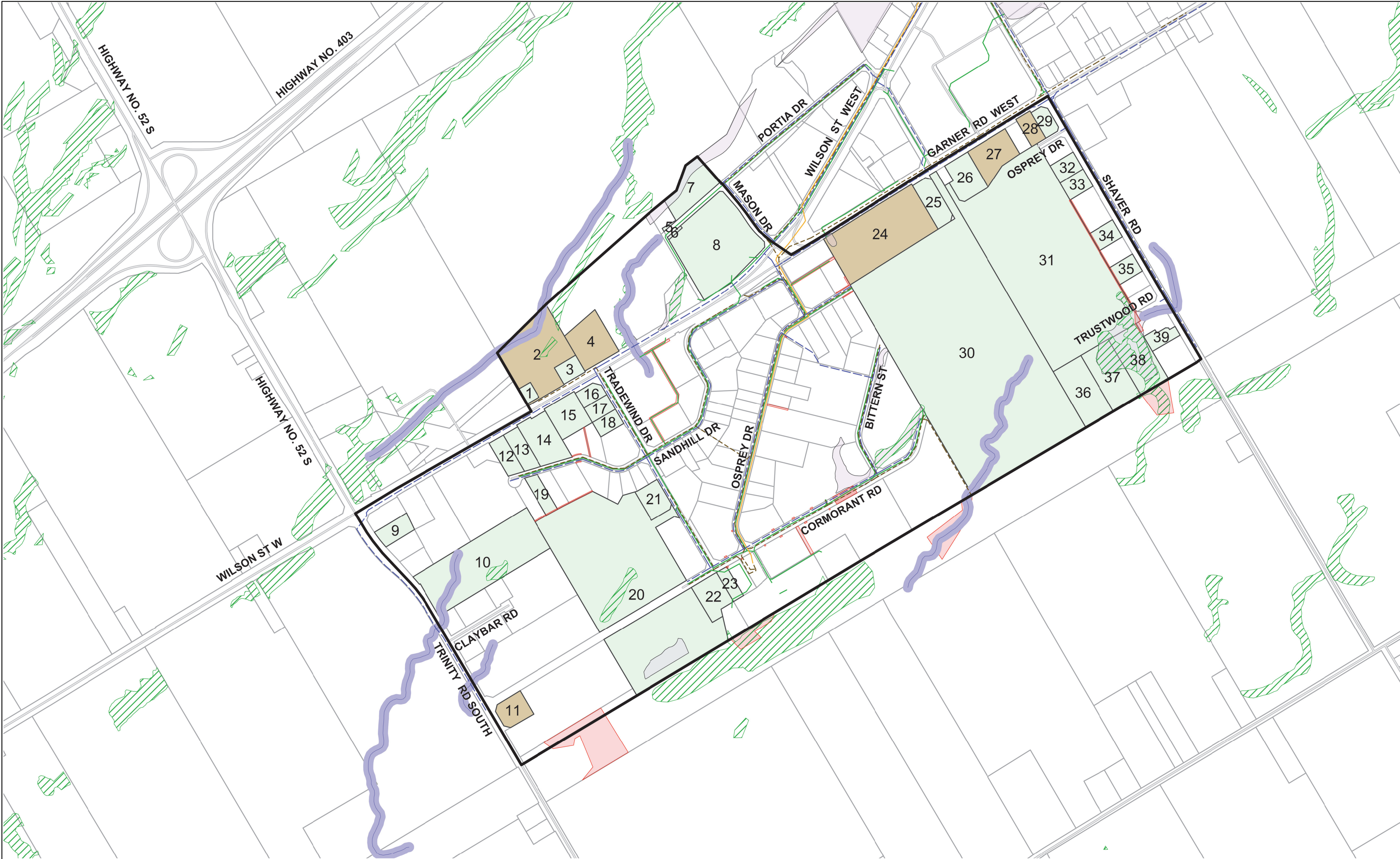
Legend

- | | | | |
|---|--|--|---|
|  Employment Area Boundary* |  Industrial - Heavy |  Parcel Fabric |  Utilities |
|  Farm with Retail/Industrial Use |  Institutional |  Potential Area for Redevelopment |  Vacant Land |
|  Industrial - Light |  Non-Developable |  Residential < 1ac |  Warehouse/Storage |
|  Industrial - Medium |  Office |  Retail | |

* Based on Ministry Approved Urban Hamilton Official Plan - E-1 Schedule

Ancaster Business Park
2018 Land Use

Source Date: December 31, 2018		
 Meters		
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT		
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- Employment Area Boundary*

Parcel Fabric

Easement
- Potential Area for Redevelopment

Vacant Land

1

Reference Number (table follows)
- Stream

Stream Buffer

Conservation Authority Hazard Lands

Legend

- Core Area

Water Main

Sanitary
- Combined

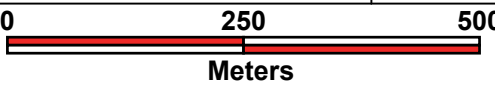
Storm

Force

* Based on Ministry Approved Urban Hamilton Official Plan - E-1 Schedule

Ancaster Business Park
Developable Lands & Municipal Services

Source Date:
December 31, 2018



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT

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Ancaster Business Park Inventory

December 31, 2018

Primary Land Use Categories	Number of Parcels	Gross Area (ha)
Farm with Retail/Industrial Uses	0	0.00
Industrial - Light	20	12.63
Industrial - Medium	49	58.80
Industrial - Heavy	1	4.34
Institutional	2	1.90
Non-Developable	9	6.04
Office	1	0.54
Potential Area for Redevelopment	6	13.30
Residential	0	0.00
Retail	9	8.35
Utilities/Transportation	5	11.17
Vacant Land	34	101.63
<i>Vacant Land > 5 acre (2 hectare)</i>	6	79.82
Warehouse/Storage	13	11.62
Total	149	230.32

Sources: Planning and Economic Development GIS Year End 2018 Land Use, 2018 Building Permits, September 2018 MPAC, Ministry Approved Urban Hamilton Official Plan E-1 Schedule

Notes:

1. Data captured in this table is based on existing primary landuse and is not part of the land budget.
2. Existing roads excluded from area calculations.

Ancaster Business Park Potential Developable Lands

December 31, 2018

Reference Number	Location	Gross Area (ha)	Development Constraint Area (ha)				Net Area (ha)		Municipal Services
			Hazard Land	Core Area	Stream	Easement	Overall	Vacant	
1	1509 WILSON ST W	0.23	0.00	0.00	0.00	0.00	0.23	0.23	Partial
2	1505 WILSON ST W	3.76	0.13	0.04	0.53	0.00	3.06	0.00	Partial
3	1473 WILSON ST W	0.45	0.00	0.00	0.00	0.00	0.45	0.45	Partial
4	1431 WILSON ST W	1.66	0.00	0.00	0.00	0.00	1.66	0.00	Partial
5	PORTIA DR	0.03	0.00	0.00	0.00	0.00	0.03	0.03	Partial
6	PORTIA DR	0.05	0.00	0.00	0.00	0.00	0.05	0.05	Partial
7	PORTIA DR	1.53	0.00	0.42	0.00	0.00	1.11	1.11	Full
8	PORTIA DR	5.38	0.00	0.00	0.00	0.00	5.38	5.38	Full
9	591 TRINITY RD	0.63	0.00	0.00	0.00	0.00	0.63	0.63	Partial
10	635 TRINITY RD	5.83	0.24	0.00	0.63	0.00	4.96	4.96	Partial
11	769 TRINITY RD	0.79	0.00	0.00	0.00	0.00	0.79	0.00	Partial
12	SANDHILL DR	0.62	0.00	0.00	0.00	0.00	0.62	0.62	Full
13	SANDHILL DR	0.69	0.00	0.00	0.00	0.00	0.69	0.69	Full
14	1524 WILSON ST W	1.55	0.00	0.00	0.00	0.00	1.55	1.55	Full
15	1492 WILSON ST W	1.19	0.00	0.00	0.00	0.00	1.19	1.19	Full
16	TRADEWIND DR	0.41	0.00	0.00	0.00	0.00	0.41	0.41	Full
17	TRADEWIND DR	0.42	0.00	0.00	0.00	0.00	0.42	0.42	Full
18	586 TRADEWIND DR	0.42	0.00	0.00	0.00	0.00	0.42	0.42	Full
19	SANDHILL DR	0.52	0.00	0.00	0.00	0.01	0.51	0.51	Full
20	620 TRADEWIND DR	11.77	0.50	0.72	0.00	0.00	10.55	17.87	Full
	1550 CORMORANT RD	6.51	0.00	0.64	0.00	0.00	5.87	5.87	Full
21	610 TRADEWIND DR	0.78	0.00	0.00	0.00	0.00	0.78	0.78	Full
22	1444 CORMORANT RD	1.02	0.00	0.00	0.00	0.00	1.02	1.02	Full
23	1436 CORMORANT RD	0.37	0.00	0.00	0.00	0.00	0.37	0.37	Full
24	1166 GARNER RD W	5.21	0.00	0.08	0.00	0.00	5.13	0.00	Full
25	1166 GARNER RD W	0.92	0.00	0.00	0.00	0.00	0.92	0.92	Full
26	1046 GARNER RD W	1.14	0.00	0.00	0.00	0.00	1.14	1.14	Full
27	1040 GARNER RD W	1.38	0.00	0.00	0.00	0.00	1.38	0.00	Full
28	1028 GARNER RD W	0.50	0.00	0.00	0.00	0.00	0.50	0.00	Full
29	1005 OSPREY DR	0.45	0.00	0.00	0.00	0.00	0.45	0.45	Full
30	GARNER RD W	31.10	0.02	0.00	1.57	0.00	29.51	29.51	Partial
31	SHAVER RD	19.23	0.37	0.23	0.00	0.11	18.52	18.52	Partial
32	590 SHAVER RD	0.51	0.00	0.00	0.00	0.00	0.51	0.51	Partial
33	620 SHAVER RD	0.51	0.00	0.00	0.00	0.00	0.51	0.51	Partial
34	678 SHAVER RD	0.51	0.00	0.00	0.00	0.02	0.49	0.49	Partial
35	722 SHAVER RD	0.51	0.00	0.00	0.00	0.02	0.49	0.49	Partial
36	TRUSTWOOD RD	1.97	0.00	0.00	0.00	0.00	1.97	1.97	UnServed
37	TRUSTWOOD RD	1.98	0.58	0.01	0.00	0.00	1.39	1.39	UnServed
38	TRUSTWOOD RD	1.96	1.23	0.31	0.00	0.00	0.42	0.42	UnServed
39	800 SHAVER RD	0.44	0.00	0.00	0.00	0.00	0.44	0.44	Partial
Total		114.93	3.07	2.45	2.73	0.16	106.52	101.32	

Sources: Planning and Economic Development GIS Year End 2018 Land Use, 2018 Building Permits, September 2018 MPAC, Ministry Approved Urban Hamilton Official Plan E-1 Schedule

Notes:

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2. Existing roads excluded from area calculations.