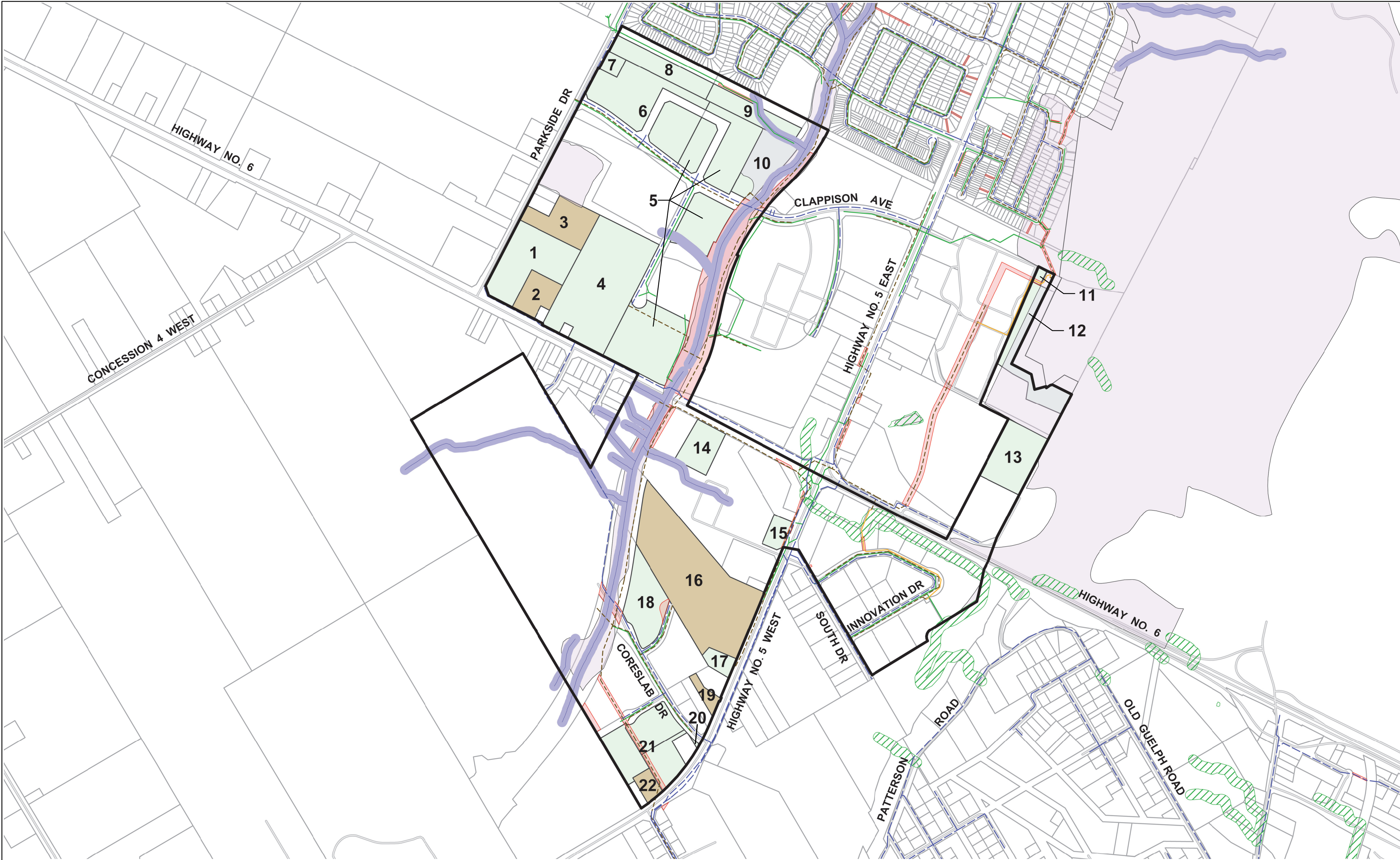




Employment Area Boundary*



Parcel Fabric



Easement



Potential Area for Redevelopment



Vacant Land

1

Reference Number (table follows)

Legend



Stream



Stream Buffer



Conservation Authority Hazard Lands



Core Area



Water Main



Sanitary



Combined



Storm



Force

Flamborough Business Park
Developable Lands & Municipal Services

Source Date:
December 31, 2018



0 250 500
Meters

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
INFRASTRUCTURE PLANNING - GROWTH MANAGEMENT

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

Flamborough 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	11	10.28
Industrial - Medium	5	33.77
Industrial - Heavy	1	2.21
Institutional	1	8.56
Non-Developable	20	33.68
Office	4	3.49
Potential Area for Redevelopment	5	13.82
Residential	5	0.85
Retail	6	4.98
Utilities/Transportation	3	3.69
Vacant Land	19	47.28
<i>Vacant Land > 5 acre (2 hectare)</i>	8	36.46
Warehouse/Storage	5	10.04
Total	85	172.65

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.

Flamborough 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	HWY 6	3.88	0.00	0.00	0.00	0.00	3.88	3.88	Partial
2	586 HWY 6	1.28	0.00	0.00	0.00	0.00	1.28	0.00	Partial
3	28 PARKSIDE DR	2.06	0.00	0.03	0.00	0.00	2.03	0.00	Partial
4	566 HWY 6	7.84	0.00	0.00	0.00	0.00	7.84	7.84	Partial
5	56 PARKSIDE DR	9.85	0.00	0.00	0.00	0.00	9.85	9.85	Partial
6	74 PARKSIDE DR	5.27	0.00	0.00	0.00	0.00	5.27	5.27	Partial
7	82 PARKSIDE DR	0.37	0.00	0.00	0.00	0.00	0.37	0.37	Partial
8	90 PARKSIDE DR	1.86	0.00	0.00	0.00	0.00	1.86	1.86	Partial
9	96 PARKSIDE DR	1.64	0.00	0.00	0.40	0.00	1.24	1.24	Partial
10	100 PARKSIDE DR	2.11	0.00	1.78	0.00	0.00	0.33	0.33	Partial
11	116 DUNDAS ST E	0.14	0.00	0.00	0.00	0.03	0.11	0.11	Unserviced
12	120 DUNDAS ST E	2.28	0.00	1.62	0.00	0.00	0.66	0.66	Unserviced
13	HWY 6	2.68	0.00	0.00	0.00	0.00	2.68	2.68	Unserviced
14	HWY 6	1.46	0.00	0.00	0.02	0.00	1.44	1.44	Full
15	19 HWY 5 W	0.63	0.00	0.00	0.00	0.05	0.58	0.58	Full
16	43 HWY 5 W	9.54	0.00	0.00	0.00	0.00	9.54	0.00	Partial
17	63 HWY 5 W	0.54	0.00	0.00	0.00	0.00	0.54	0.54	Partial
18	170 CORESLAB DR	2.54	0.00	0.00	0.00	0.10	2.44	2.44	Full
19	77 HWY 5 W	0.42	0.00	0.00	0.00	0.00	0.42	0.00	Partial
20	CORESLAB DR	0.03	0.00	0.00	0.00	0.00	0.03	0.03	Partial
21	85 CORESLAB DR	1.56	0.00	0.00	0.00	0.12	1.44	1.44	Full
	35 PYRAMID WAY	1.34	0.00	0.00	0.00	0.00	1.34	1.34	Full
	49 CORESLAB DR	1.26	0.00	0.00	0.00	0.15	1.11	1.11	Full
22	111 HWY 5 W	0.52	0.00	0.00	0.00	0.00	0.52	0.00	Partial
Total		61.10	0.00	3.43	0.42	0.45	56.80	43.01	

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 part of the land budget.
2. Existing roads excluded from area calculations.