
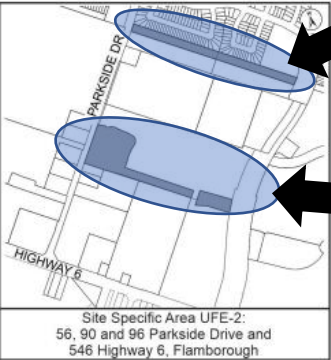


Refinements to Staff supported conversion in Flamborough Business Park

Proposed Changes	Why Change is Required
<p>Map depicting areas to be converted in Flamborough Business Park from Appendix C to Report PED17010(k) (August 2021):</p>  <p>UFE-2 –Portions of 56, 90 and 96 Parkside Drive and 546 Hwy 6</p> <p>Lands previously identified through Appendix “C” of Report PED17010(k) that do not require Employment Land Conversion (2 ha)</p> <p>Site(s) under review</p> <p>Existing Land Use</p> <ul style="list-style-type: none"> Agricultural Land Use Commercial Land Use Industrial Land Use Institutional Land Use Office Land Use Open Space Land Use Residential Land Use Transportation / Utility Land Use Vacant Lands Warehousing Land Use 	<p>There is no conversion needed for this 2 ha area of land.</p> <p>These lands are correctly designated as ‘Utility’ and ‘Business Park’ on Vol. 1, Schedule E-1 Urban Land Use Designations in the Urban Hamilton Official Plan.</p> <p>Through OPA 107 (UHOP Housekeeping), the lands immediately adjacent to the Utility corridor, designated for employment, were approved to have the ‘Linkage’ identification removed on Vol. 1, Schedule B-2 0 Natural Heritage System.</p> <p>The appropriate changes were made to Schedule B-2, however the Site Specific Policy UFE-2 mis-identified the Utility corridor as part of the Employment Area and noted it should only be used for Natural Open Space.</p>

Proposed Changes	Why Change is Required
<p>The following Vol. 3, Chapter C Site Specific Policy (UFE-2) of the UHOP is recommended to be deleted in it’s entirety:</p> <p>UFE-2 A portion of the lands located at 56 Parkside Drive, 90 and 96 Parkside Drive and 546 Highway 6, former Town of Flamborough (OPA 107) (By-law No. 18-303)</p> <p>1.0 Notwithstanding Section E.5.4 – Employment Area – Business Park Designation of Volume 1, lands designated Employment Area – Business Park, located on a portion of 56 Parkside Drive, 90 Parkside Drive, 96 Parkside Drive and 546 Highway 6 and identified as Site Specific Policy Area UFE-2, shall only be used for Natural Open Space.</p>  <p>Site Specific Area UFE-2: 56, 90 and 96 Parkside Drive and 546 Highway 6, Flamborough</p>	<p>The UFE-2 Site Specific Policy should be deleted in its entirety, as it will no longer be required once the appropriate lands are converted from the Employment Area – Business Park designation to the Open Space designation.</p>