

Flamborough

UF-1 Lands located east of Highway 6, west of the pipeline easement, north of the Niagara Escarpment and south of Borer's Creek (part of Clappison's Corners) (OPA 75)

1.0 In addition to E.4.7 – District Commercial of Volume 1, the following policies shall apply to lands located east of Highway 6, west of the pipeline easement, north of the Niagara Escarpment and south of Borer's Creek (part of Clappison's Corners), and shown as sub areas A, B (B-1 and B-2), and C on Area Specific UF-1 on Map F-1:

- a) a combined maximum of 139,000 square metres of gross floor area shall be permitted in areas A, B and C excluding a hotel and motel for areas C of UF-1; and,
- b) residential uses shall not be permitted.

Area A, B-1, B-2 and C

1.1 In addition to Policy E.4.7.2, but notwithstanding Policies, E.4.7.3, and E.4.7.7 – District Commercial of Volume 1, the lands west of the pipeline easement on the north and south side of Dundas Street East, shown as Area A, B-1, B-2, and C on Area Specific UF-1 on Map F-1, shall be subject to the following policies:

- a) The following additional uses shall be permitted:
 - i) Hotel/motel;
 - ii) Government service buildings such as fire halls and ambulance stations;
 - iii) Recreational and entertainment facilities;
 - iv) Wholesale and/or retail warehouses;
 - v) Home improvement, household furniture and/or appliance outlet and/or lawn and garden centre;
 - vi) Department store;
 - vii) Business, professional and administrative offices in stand-alone buildings; and
 - viii) Mini-storage within a wholly enclosed building(s) with no associated outdoor storage permitted.
- b) Areas A, B-1, B-2, and C shall have been developed in accordance with the following policies:
 - i) A 'gateway' feature shall be required to establish the site as a focal point to one of the major entrances to the Waterdown urban area;
 - ii) Enhanced landscaping and tree plantings shall be required especially as the site relates to Dundas Street East and Highway 6 and the internal road pattern;

- iii) Development must ensure adequate traffic infrastructure both on the site and at the access points; and development shall be phased-in accordingly with road improvements; and,
- iv) As part of the staging of development, all required transportation improvements must be secured to properly service the extent of development permitted by the implementing Zoning By-law.

Area A

1.2 In addition to Policy 1.1, the following Policies shall also apply to Area A;

- a) That notwithstanding Policy E.4.7.7, the maximum total combined gross floor area of all uses excluding hotel/motel, community centre and public uses shall be 7,000 square metres; and,
- b) Buffering and screening of the site relative to the lands to the south shall be required. Consideration shall be required to identify and provide for a suitable barrier or fence to prevent trespassing on lands to the south.

Area B-1

1.3 In addition to Policy 1.1, the following Policies shall also apply to Area B-1;

- b) That notwithstanding Policy E.4.7.7, the maximum total combined gross floor area of all uses excluding hotel/motel, community centre and public uses shall be 31,000 square metres; and,
- c) Buffering and screening of the site relative to the lands to the south shall be required. Consideration shall be required to identify and provide for a suitable barrier or fence to prevent trespassing on lands to the south.

Area B-2

1.4 In addition to Policy 1.1, the following Policies shall also apply to Area B-2:

- a) That notwithstanding Policy E.4.7.7, the maximum total combined gross floor area of all uses excluding hotel/motel, community centre and public uses shall be 30,000 square metres; and,
- b) Buffering and screening of the site relative to the lands to the south shall be required. Consideration shall be required to identify and provide for a suitable barrier or fence to prevent trespassing on lands to the south.

Area C

1.5 In addition to Policy 1.1, the following Policies shall also apply to Area C:

- a) That notwithstanding Policy E.4.7.7, the maximum total combined gross floor area of all uses excluding hotel/motel, community centre and public uses shall be 71,000 square metres; and,
- b) Retail uses exceeding a combined gross floor area of 71,000 square metres shall require a market impact study, to the satisfaction of the City, to ensure that there are no significant detrimental impacts on other planned commercial functions within the City. An Official Plan Amendment shall be required to increase the gross floor area cap above 71,000 square metres.

Area D

1.6 In addition to Section E.4.7 – District Commercial of Volume 1, the lands located on the north and south side of Dundas Street East, shown as Area D in Area Specific UF-1 on Map F-1, redevelopment of the lands within Area D shall only be permitted following the completion of a traffic impact study to the satisfaction of the City and the Ministry of Transportation.

~~**UF-2** — **Area north of Mountain Brow Road, west of Kerns Road, south of Parkside Drive and east of the developed areas of Waterdown** (deleted by OPA 64)~~