

## VACANT LAND INVENTORY - STOCKYARDS

### D. COMMERCIAL - Shovel Ready

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	75 Benjamin Road	2.7	C-8	Available	696892 nb Inc.		30 29 020 003 26225
<b>TOTAL</b>		<b>2.7</b>					

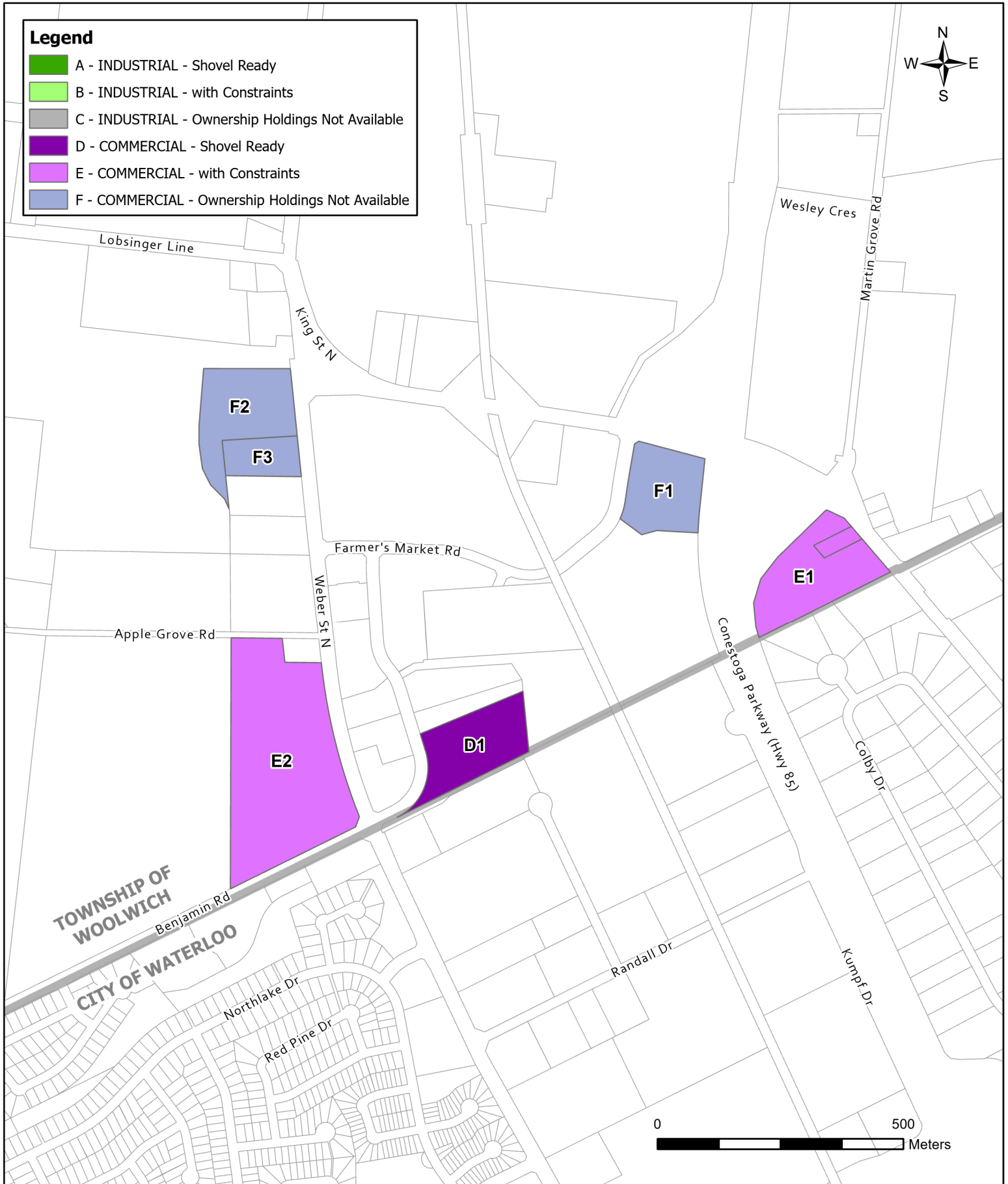
### E. COMMERCIAL - Vacant with Constraints

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	713-725 King Street North	3.6	C-8	Municipal (future)	Schlueter Holdings Inc.	Access issues to King Street and need to finalize a CBSA for extension of services from Waterloo	30 29 020 003 25500 30 29 020 003 25600
2	1076 Apple Grove Road with frontage on Weber St and Benjamin Road	9.6	A	Municipal (future)	WM J Gies Construction	Final approval of OPA #38, rezoning to new C-10 and site plan and/or plan of subdivision/severance. The need to finalize a CBSA for the extension of services from Waterloo	30 29 020 003 26410
<b>TOTAL</b>		<b>13.2</b>					

### F. COMMERCIAL - Vacant / Ownership Holdings Not Available

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	335 Farmer's Market Road	2.7	C-6	Municipal	King 86 Developments Limited	Lands reserved for a future phase of the power centre commercial development	30 29 020 003 26403
2	881 Weber Street North	3.1	C-8	Private	881 Weber Inc	Owner is finalizing site plan approval to develop lands. The development of land may be reduced due to the floodplain, severance required	30 29 020 003 28100
3	865 Weber Street North	1.1	C-8	Private septic and municipal water	Kessab Investments Inc	Lands not marketed as they are reserved for future expansion of existing development	30 29 020 003 28150
<b>TOTAL</b>		<b>6.9</b>					

# Vacant Land Inventory Stockyards



**VACANT LAND INVENTORY - ELMIRA**

**A. INDUSTRIAL - Shovel Ready**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Earl Martin Drive / Arthur Street South	0.5	M-5	Available	Grant Castle Corp.		30 29 010 006 08560
2	401 Arthur Street South	2.6	M-5	Available	Elmira Industrial Land Inc.	Limited access to Arthur Street South	30 29 020 004 21900
<b>TOTAL</b>		<b>3.1</b>					

**B. INDUSTRIAL - Vacant with Constraints**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Kenning Place	7.5	M-6 & M-6(f)	Municipal (future)	NE Industrial Park Ltd.	Subject to holding provision, servicing / access by-pass issues	30 29 020 004 18200
2	50 Martin's Lane	2.3	M-1	Municipal (future)	2825737 Ontario Inc.	Extension of services, access, by-pass and other plan of subdivision issues	30 29 010 001 29250
3	100 Oriole Parkway East	2.2	M-2 (f)	Municipal (future)	Ingram Transfer Inc.	Servicing, access over the railway and floodplain issues	30 29 010 006 19701
4	Union Street (461 Arthur Street South)	2.5	A	Municipal (future)	Delmer Martin	Needs zone change and severance, as well as access and servicing issues	30 29 020 004 00110
5	Southfeild Drive and Scotch Line	51.3	A	Municipal (future)	Marvin & Lucinda Brubacher / Andrew Martin	Needs zone change and plan of subdiision, consolidation of properties as well as servicing and by-pass issues	30 29 020 004 223 00 30 29 020 004 224 00 30 29 010 006 085 00
<b>TOTAL</b>		<b>65.8</b>					

VACANT LAND INVENTORY - ELMIRA (continued)

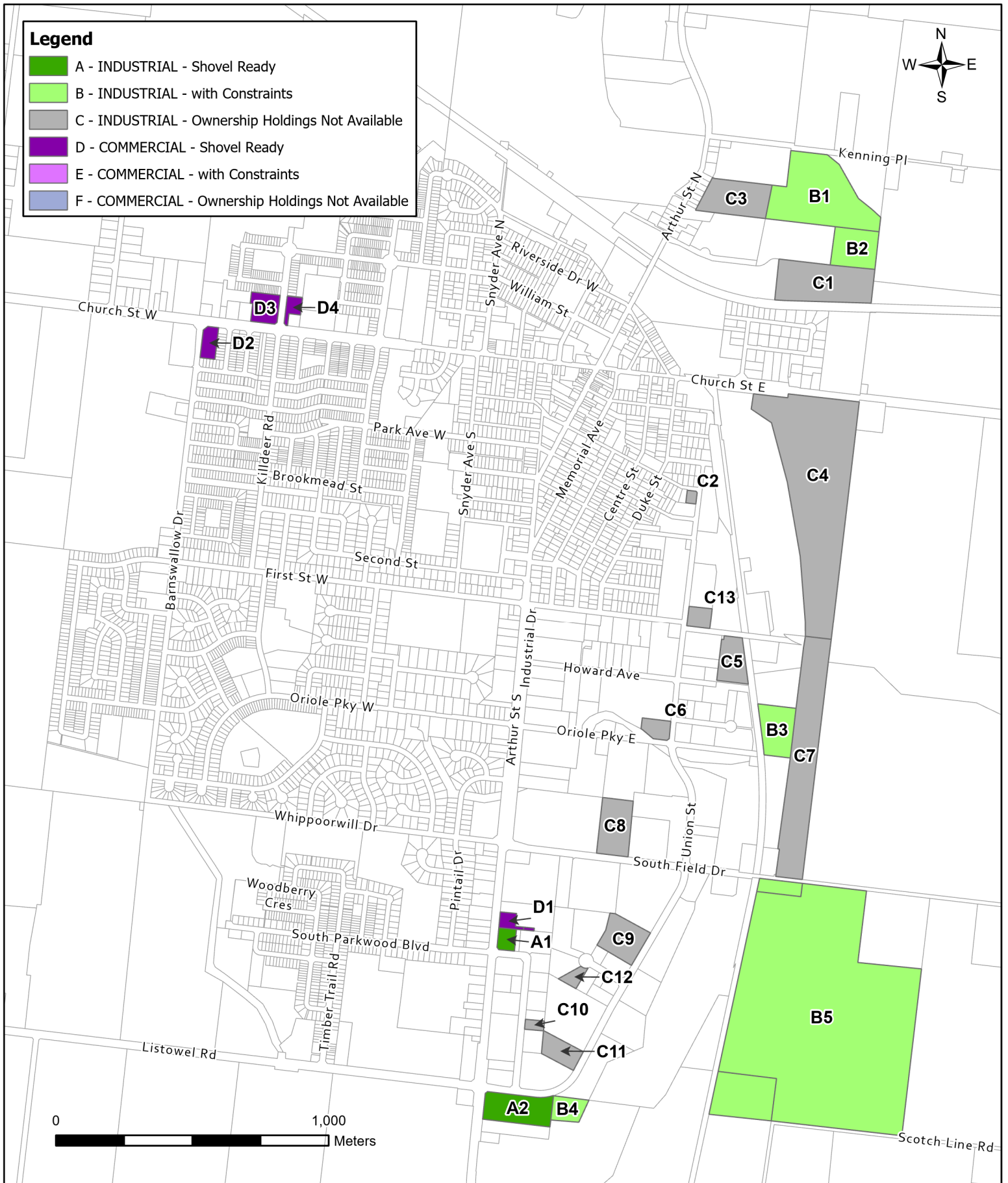
**C. INDUSTRIAL - Vacant / Ownership Holdings Not Available**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	43 Arthur Street North	5	M-1	Municipal (future)	Elmira Pet Products Ltd.	Part of existing parcel and residual land for future expansion of Elmira Pet Products Ltd.	30 29 010 001 29200
2	28 Union Street	0.2	M-2	Available	Roxton Furniture Limited	Used for parking in conjunction with lands across Union Street	30 29 010 005 24800
3	20-40 Martin's Lane (rear portion)	3	M-6		2024698 Ontario Ltd.	Residual land for future expansion of adjacent operation	30 29 020 004 18225
4	Church Street East	18.4	M-2	Municipal (future)	Lanxess Canada Co.	Need service extension, access, floodplain, residual land of existing operation	30 29 010 005 05000
5	61 First Street East	1.6	M-2	Available	Sulco Chemical Limited	Not being marketed	30 29 010 006 19601
6	90 Union Street	0.7	M-2	Available	KSR Martin Holdings Inc.	Not being marketed	30 29 010 006 06606
7	144 South Field Drive	8.7	M-1	Municipal (future)	Elmer Martin	Not being marketed as lands are being farmed. Dry industrial zoning, need services, narrow lands that are zoned industrial	30 29 010 004 21300
8	49-59 Industrial Drive	2.3	M-2	Available	Home Hardware Stores Limited	Not marketed - part of a larger parcel, requires severance	30 29 010 006 08503
9	45 South Field Drive	2	M-6	Available	Toyoto Boshoku Canada Inc.	Residual land for future expansion	30 29 020 004 21840
10	45 Earl Martin Drive	0.2	M-6	Available	Terramar Investments Limited	Not marketed - part of larger parcel, requires severance	30 29 020 004 019 24
11	310 Union Street	1.2	M-6	Available	Terramar Investments Limited	Not marketed as it is used for a tractor trailer operation	30 29 020 004 250 00
12	19 Downway Court	0.4	M-6	Available	2811821 Ontario Inc.	Not marketed as owner received site plan approval and intends to build in the next year	30 29 020 004 250 42
13	35 Union Street	0.6	M-2	Available	London Industrial Holdings	Not marketed as part of larger parcel, requires severance	30 29 010 006 051 00
<b>TOTAL</b>		<b>44.3</b>					

**D. COMMERCIAL - Shovel Ready**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Arthur Street	0.4	C-7	Available	2379604 Ontario Limited	fronts onto Arthur Street but has access to Earl Martin Dr	30 29 010 006 08570
2	15 Barnswallow Dr	0.27	R-7A	Available	Nomadiq Elmira Towns Lintied	Part of a parcel to be developed with stacked towns - the residential zoning includes a site-specific to allow a convenience commercial development on the portion of the property adjacent to Church Street. Site Plan application in progress	30 29 010 009 08200
3	Country Club Estates Dr/Church St	1.08	C-4A	Available	Lunor Group Inc.		30 29 020 004 13717
4	Country Club Estages Dr	0.42	C-7	Available	Lunor Group Inc.	Subject to a holding provision prohibiting certain service commercial uses for a specific period of time	30 29 020 004 13716
<b>TOTAL</b>		<b>2.17</b>					

# Vacant Land Inventory Elmira



**VACANT LAND INVENTORY - BRESLAU**

**A. INDUSTRIAL - Shovel Ready**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Greenhouse Road	1	M-7	Municipal Services	Thomasfield Homes Limited	Prestige employment uses	30 29 030 005 24531
2	11-31 Hopewell Crossing Dr	2	M-7	Municipal Services	Ariss Glen Developments	Prestige employment uses	30 29 030 005 24526
3	307 Woolwich Street South	1.4	M-1	Private/Municipal water option	805232 Ontario Limited	Dry industrial	30 29 030 005 02470
<b>TOTAL</b>		<b>4.4</b>					

**B. INDUSTRIAL - Vacant with Constraints**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	1747 Greenhouse Road - rear portion	6	M-1	Private/Municipal Services (future)	1357512 Ontario Inc.	Requires severance and need to address servicing and environmental issues	30 29 030 005 20510
2	Ironhorse Drive	2	M-7	Municipal Services (future)	Ariss Glen Developments	Lands are draft approved for employment development. Developer needs to satisfy draft plan conditions and install the required services . A future connector road affects a portion of the lands	30 29 030 005 20642
3	2699 Victoria Street North	19	M-6/M-7	Municipal Services (future)	Thomasfield Homes Limited	Lands are draft approved for employment development. Developer needs to satisfy draft plan conditions and install the required services	30 29 030 005 24405
<b>TOTAL</b>		<b>27</b>					

**C. INDUSTRIAL - Vacant / Ownership Holdings Not Available**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	238 Woolwich Street South	0.8	M-1	Private (water option) / Municipal in full (future)	805232 Ontario Limited	Dry industrial, designated low/medium density. Planning discussion on the conversion to residential use to implement the OP designation	39 29 030 004 07404
2	256 Woolwich Street South	1	M-1	Private (water option) / Municipal in full (future)	1892147 Ontario Inc.	Not being marketed as owner is using property for outdoor storage of containers	30 29 030 004 07500
3	Woolwich Street South	0.6	M-1	Private (water option) / Municipal in full (future)	CCCL Holdings	Not being marketed as owner is holding lands for future expansion of adjacent operation	30 29 030 005 02480
4	5111 Fountain Street North	5.3	M-1	Private (water option) / Municipal in full (future)	340268 Ontario Limited	Not being marketed by owner - requires future severance or plan of subdivision. Servicing/environmental issues to be address	30 29 030 005 02100
5	Victoria Street North at Greenhouse Rd	2.7	M-1	Private (water option) / Municipal in full (future)	Rainbow N Crystals Limited	Not being marketed as lands are being used in conjunction with nursery operation. Access to Greenhouse Road is available	30 29 030 005 24610
<b>TOTAL</b>		<b>10.4</b>					

**D. COMMERCIAL - Shovel Ready**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	10 Beacon Point Court	0.4	C-2	Municipal	Thomasfield Homes		30 29 030 005 27050
2	11 Beacon Point Court	0.3	C-2	Municipal	Thomasfield Homes		30 29 030 005 27060
3	40 Beacon Point Court	0.8	C-2	Municipal	Thomasfield Homes		30 29 030 005 14810
<b>TOTAL</b>		<b>1.5</b>					

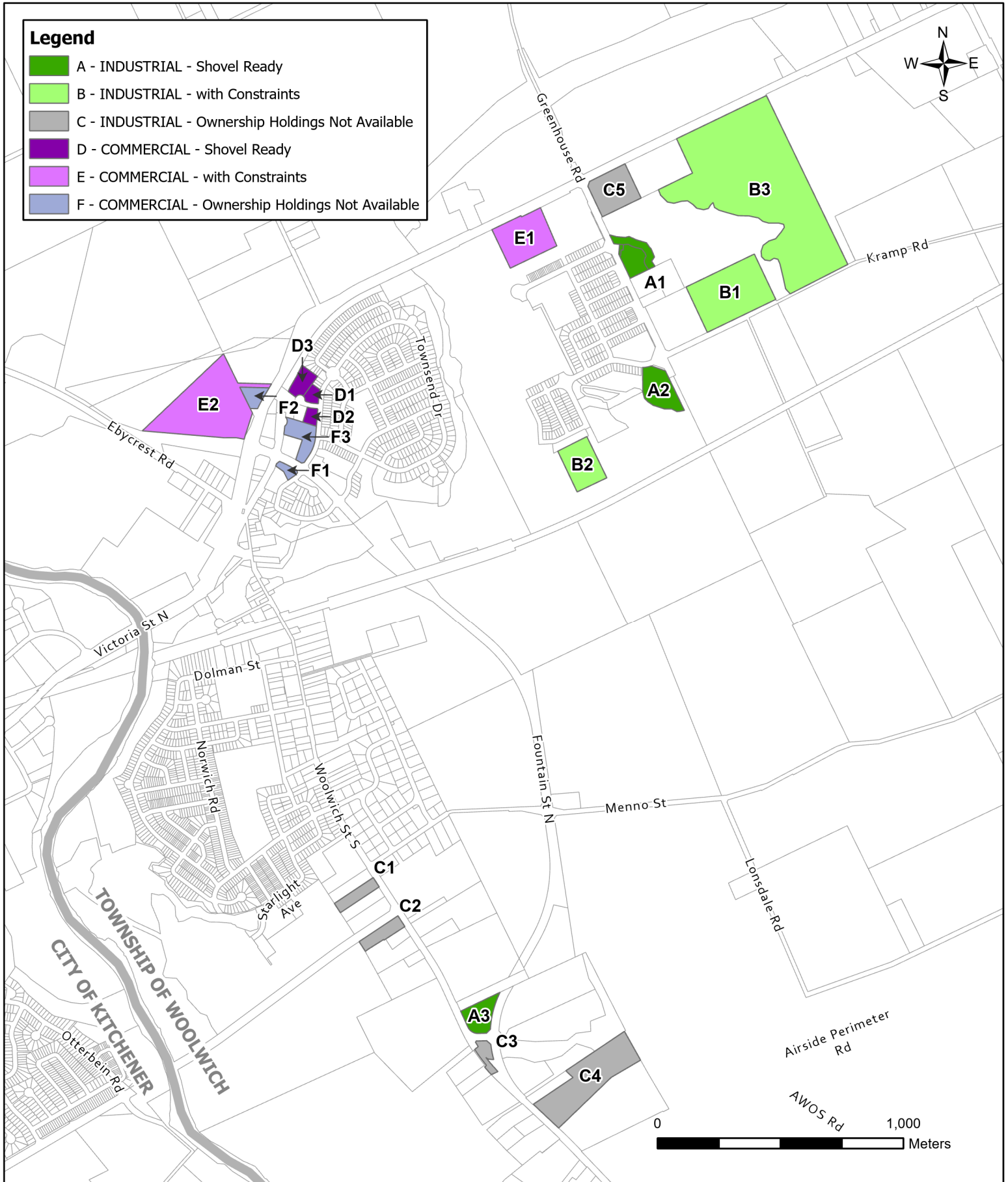
**COMMERCIAL - Vacant with Constraints**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Ironhorse Drive	3.7	C-4B	Municipal Services (future)	Ariss Glen Developments	Lands are draft approved and subject to staging provisions. Developer needs to satisfy draft plan conditions and install the required services when this phase (Phase 4) can proceed as per the staging provisions	30 29 030 005 20642
2	69 Ebycrest Road	8.2	A	Municipal Services (future)	Ebycrest Kitchener	Designated commercial area - servicing, access, Fountain St/Highway 7 construction issues. Need to determine form of development through the zoning, site plan and/or plan of subdivision approval process	30 29 030 003 06710
<b>TOTAL</b>		<b>11.9</b>					

**F. COMMERCIAL - Vacant with Constraints**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Woolwich Street North / Horseshoe Crescent	0.3	C-3	Municipal	A M Denison Holdings	not marketed as lands are being held for future expansion or redevelopment	30 29 030 005 27800
2	2236 Victoria Street North	0.6	A	Private Services	Jaz Innovations Inc.	designated commercial but the owner has an industrial operation	30 29 030 005 26900
3	10 Townsend Drive	1.5	C-4	Municipal	Thomasfield Homes	Owner is holding residual lands for future expansion of the neighbourhood commercial facility	30 29 030 005 26950
<b>TOTAL</b>		<b>2.4</b>					

# Vacant Land Inventory Breslau





VACANT LAND INVENTORY - BAST PACE







C. INDUSTRIAL - Vacant/Ownership Holdings Not Available

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Reitzel Place	0.66	M-3	Private	1054579 Ontario Inc.	Not marketed as lands are being used to store recreational vehicles in conjunction with adjacent operation	30 29 020 003 29004
<b>TOTAL</b>		<b>0.66</b>					

# Vacant Land Inventory Bast Place



## Legend

-  A - INDUSTRIAL - Shovel Ready
-  B - INDUSTRIAL - with Constraints
-  C - INDUSTRIAL - Ownership Holdings Not Available
-  D - COMMERCIAL - Shovel Ready
-  E - COMMERCIAL - with Constraints
-  F - COMMERCIAL - Ownership Holdings Not Available



Reitzel Pl

Three Bridges Rd

C1

Bast Pl

Lobsinger Line



**VACANT LAND INVENTORY - ST. JACOBS**

**A. INDUSTRIAL - Shovel Ready**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
TOTAL		0					

**B. INDUSTRIAL - Vacant with Constraints**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	Henry Street and King Street North	7.5	M-1/A	Municipal (future)	Good Lands Limited Hardwood Forests C/O Mike Good	Servicing, rezoning and access issues. May require a plan of subdivision	30 29 020 003 46401 30 29 020 003 29820
TOTAL		7.5					

**C. INDUSTRIAL - Vacant / Ownership Holdings Not Available**

No.	Location	Area (ha)	Zone	Services	Contact/Owner	Comments	Assessment Roll #
1	3015 Sawmill Road	3.2	A	Municipal (future)	B & B Farms Limited	Being farmed, need zone change, some floodplain restrictions and requires a plan of subdivision approval	30 29 020 003 40601
2	37 - 39 Henry Street	7	M-1 (H)	Municipal (future)	Home Hardware Stores Ltd.	Not marketed as lands are being used for a parking area for the Home Hardware operations across the road	30 29 020 003 29800
TOTAL		10.2					

# Vacant Land Inventory St. Jacobs

