

**Ancaster**

**UA-1 Deleted by OPA 24**

**UA-2 Deleted by OPA 24**

**UA-3 Deleted by OPA 24**

**UA-4 Area bounded by Garner Road, Shaver Road and Wilson Street West (part of Duff's Corners)**

**1.0** Notwithstanding Policy E.4.7.7 – District Commercial of Volume 1, the lands designated District Commercial, bounded by Garner Road, Shaver Road, Wilson Street West and lands west of McClure Road (part of Duff's Corners), shown as Area Specific UA-4 on Map A-2 shall permit up to a maximum of 70,000 square metres of retail and service commercial space and shall not permit residential uses.

**UA-5A (OPA 18) (OPA 54)(Deleted by OPA 69)**

**UA-5B (OPA 18)(Deleted by OPA 69)**

**UA-5 Lands located north of Wilson Street and north of Portia Drive (Area A), and lands located north of Wilson Street and south of Portia Drive (Area B), former Town of Ancaster (OPA 69)**

**Area A**

- 1.0 A maximum of 11,788 square metres of commercial uses are permitted, inclusive of the District Commercial uses referenced in subsection 1.1 hereto.
- 1.1 Notwithstanding Policy E.4.8.2 – Arterial Commercial of Volume 1, a maximum of 10,525 square metres of District Commercial uses, in accordance with Policy E.4.7.2 shall be permitted, subject to the prohibitions in Policy E.4.7.3.
- 1.2 Notwithstanding Policy E.4.7.2 a) and in addition to Policy E.4.7.3, Department stores shall be prohibited.

**Area B**

- 2.0 Notwithstanding Policy E.4.7.7, a maximum of 13,000 square metres of District Commercial uses are permitted, of which, a maximum of 4,725 square metres shall be a supermarket with the remaining 8,275 square metres permitted to be other district commercial uses.
- 2.1 Notwithstanding Policy E.4.7.2 (b), offices are permitted on the ground floor.
- 2.2 Notwithstanding the uses permitted in Policy E.4.7.2 – District Commercial of Volume 1, a department store shall be prohibited.

**UA-6 Lands Located in Duff's Corners (generally bounded by Mason Drive, the urban boundary, Shaver Road and Garner Road West), former Town of Ancaster (OPA 69)**

- 1.0 In addition to the uses permitted in Policy E.4.8.2 – Arterial Commercial Designation of Volume 1, on the lands designated Arterial Commercial, a Financial Establishment may also be permitted.