

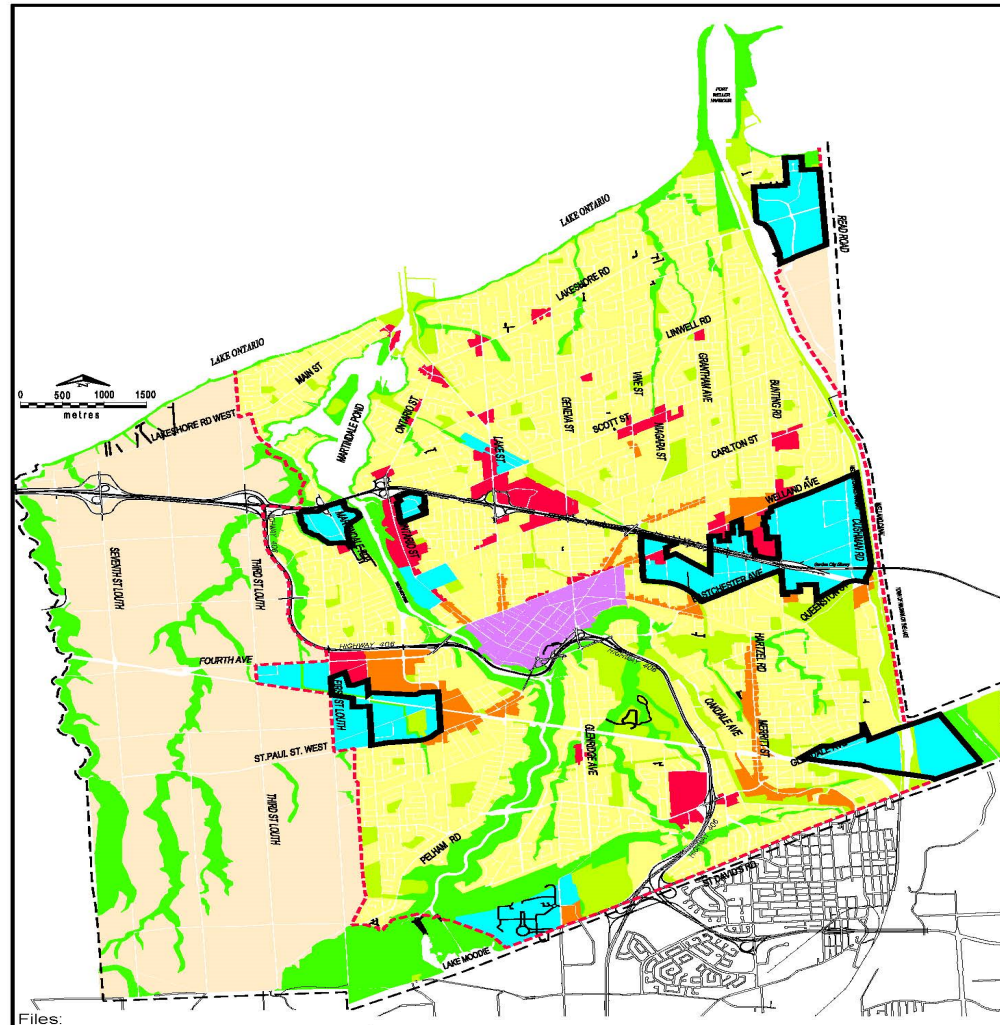
OFFICIAL PLAN AMENDMENT 26

EMPLOYMENT AND INSTITUTIONAL RELATED POLICY AMENDMENTS

CITY OF ST. CATHARINES

Associated report:
PDS 10-2021

St. Catharines Employment Areas



General Land Use Plan

Neighbourhood Residential	Parkland & Open Space
Employment	Agriculture
Commercial	Downtown
Mixed Use	Employment Area
Natural Areas	Urban Area Boundary

CITY OF ST. CATHARINES
PLANNING SERVICES DEPARTMENT
OFFICIAL PLAN JANUARY 31, 2014

Employment Planning Context

- The *Growth Plan* requires the Region, in consultation with local municipalities, to define the boundaries of Employment Areas and designate them in the Official Plan.
- Employment Areas are clusters of business and economic activities intended to be protected for employment uses over the long term.
- The Region has been working on its Employment Strategy for several years involving all local municipalities.

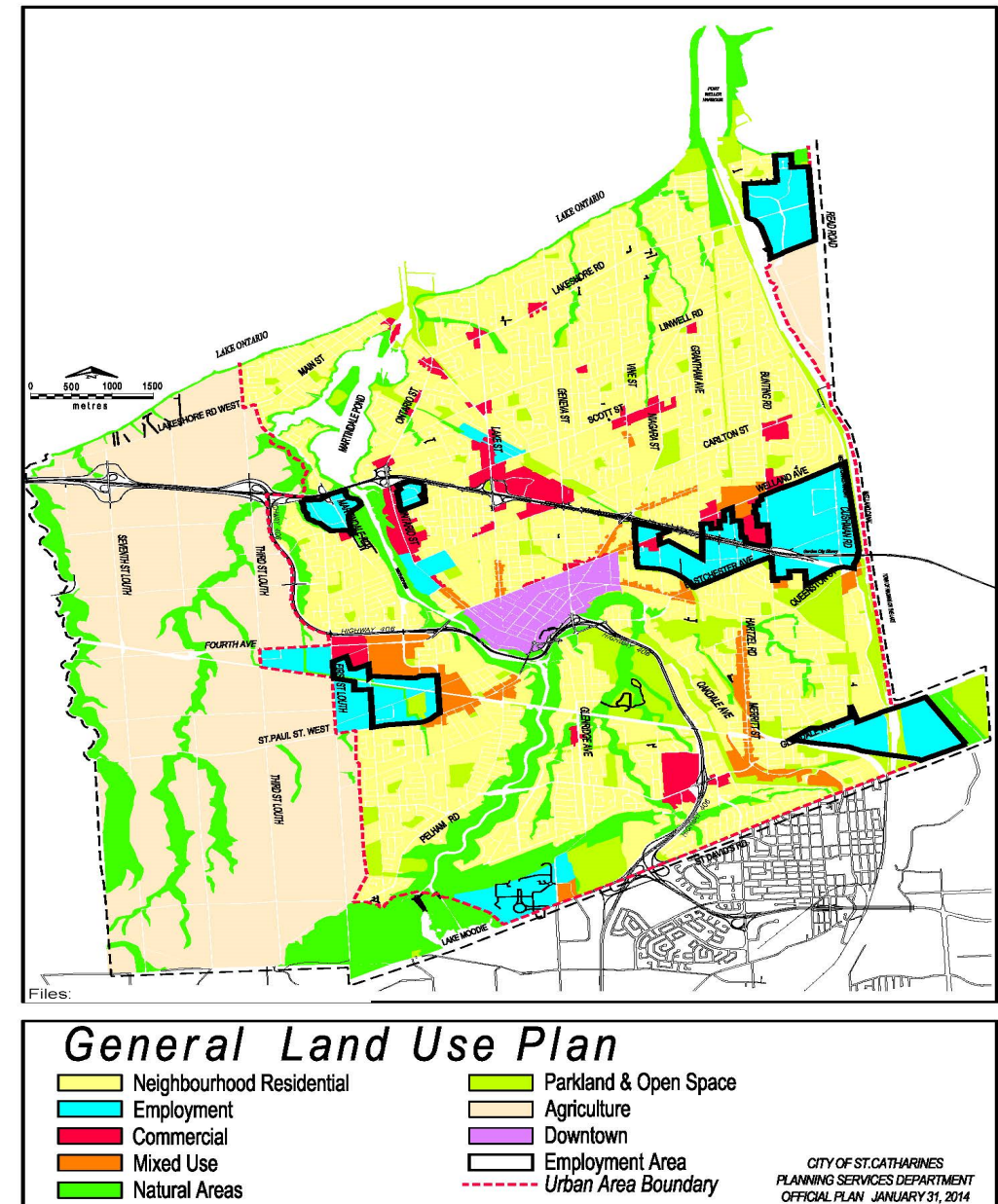
St. Catharines Employment Study

- Review of City's employment lands to identify the boundaries of its Employment Areas.
- City's Employment Areas aligns with the Region's work.
- Significant consultation during Region's Employment Strategy, City's Employment Study and OPA 26 process.
- Regional staff support the City's recommendations (subject to minor technical changes).

Amendment Details

Topic 1 – Employment Areas

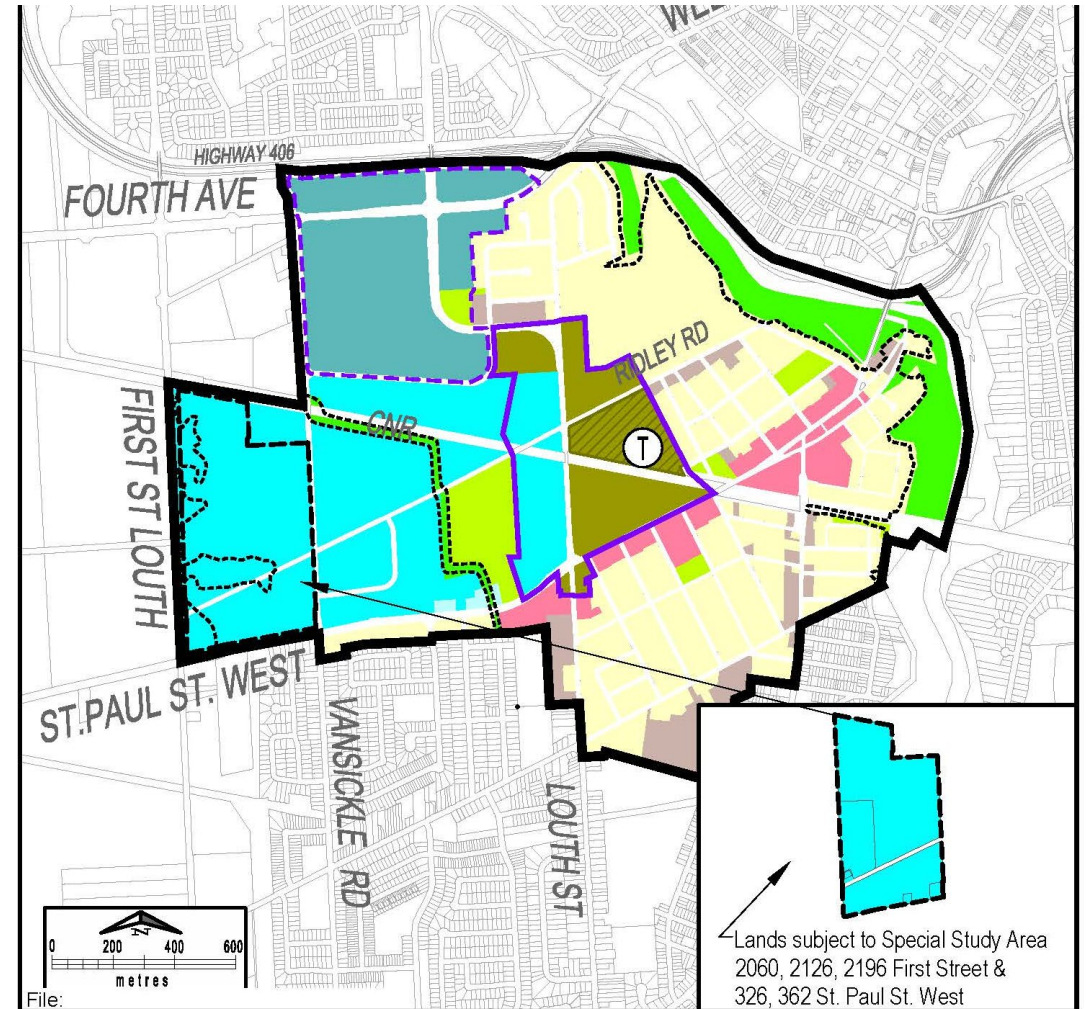
- OPA 26 designates six Employment Areas.
- Considered the types of employment use, size of cluster, strategic location with respect to transportation access or separation from sensitive uses.



Amendment Details

Topic 3 – Special Study Area

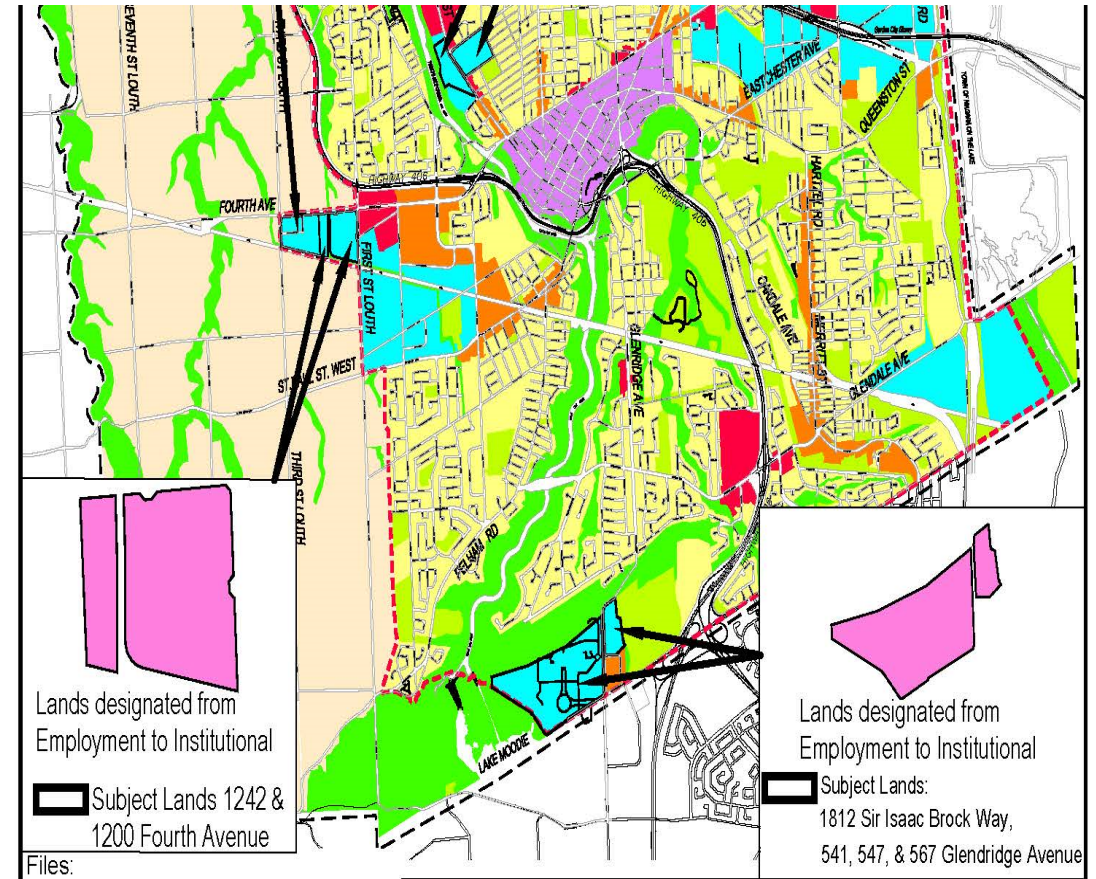
- Employment Land with policy for future change to Mixed Use
- Will require Secondary Plan
- Minor modification to policy to better conform with the *Growth Plan*



Amendment Details

Topic 4 – Institutional

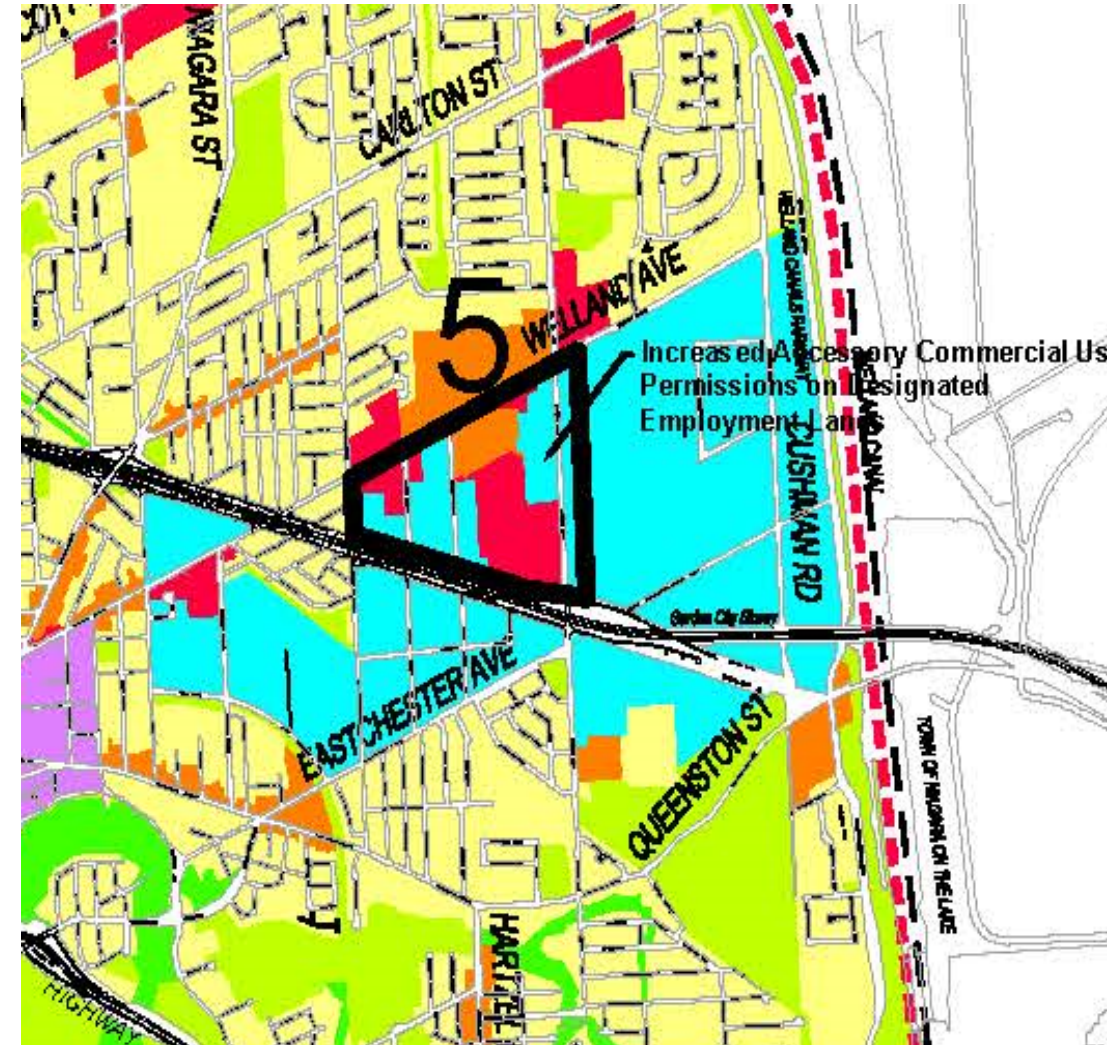
- Redesignates 3 locations to Institutional to reflect current and future use:
 - Brock University
 - Shaver Hospital
 - Hospital lands at Fourth Avenue
- Minor modification: Institutional heading added in City OP and alignment with Brock District Plan



Amendment Details

Topic 5 – Accessory Floor Space

- Minor increase in floor space percentage for currently permitted accessory uses on all Employment lands.
- A further increase in permissions is also being permitted for Area 5.
- Minor modification to provide clarity on location for Area 5.



OPA 26 Recommendation

- ✓ Regional staff support OPA 26, as modified.
- ✓ Public and agency comments considered.
- ✓ Region and City have co-operated throughout the process.
- ✓ Consistent with and conforms with Provincial policy.
- ✓ OPA 26 aligns with the Region's employment work.