

**Modification and Approval of
Employment and Institutional Related Policy Amendments,
Official Plan Amendment 26
City of St. Catharines**

The following modifications are made to the Employment and Institutional Related Policy Amendments adopted by the City of St. Catharines on November 30, 2020 as a consolidated document titled “**Amendment 26 to the Official Plan for the Corporation of the City of St. Catharines.**” As modified, OPA 26 for the City of St. Catharines is approved under subsection 17 (34) of the Planning Act, R.S.O. 1990, as amended.

Part A: Text

The Region has made 6 modifications to Official Plan Amendment 26. The recommended modifications are referenced within Appendix 2 to PDS 10-2021.

Modification 1 amends wording in Part A – The Preamble for minor text addition to identify the amendment number and clarify findings are those from City study work.

Modification 2 amends wording in Part B – The Amendment for minor text addition to include Employment Areas in the City’s existing policy 10.1 that speaks to the protection of Employment Land.

Modification 3 adds wording in Part B – The Amendment to insert an Institutional heading into the Official Plan Table of Contents and to further provide reference to the City’s District Plans for which policy is found. The City has introduced the Institutional designation into the City’s Official Plan and the modification provides connection between General Land Use Schedule mapping and the District Plan policies. Further integration of numbering can occur through a future consolidation or conformity exercise.

Modification 4 amends text in Part B – The Amendment for Section 15.3.3.3.7 of the City’s Official Plan, being policy on the Special Study Area added to the Plan, to include wording to conform with the Growth Plan respecting retention of space for similar number of jobs to remain accommodated on site. Further addition of text identifies the required Secondary Plan to be developed in context with the GO Transit Station Secondary Plan for which these lands are in close proximity.

Modification 5 amends text in Part B – The Amendment for Section 15.4.1 a) to recognize inclusion of Mixed Use along a portion of Brock University’s Glenridge Avenue frontage in keeping with the land use concept included in the previously approved Brock District Plan (ROPA 14).

Modification 6 amends text in Part B – The Amendment for Section 15.1.3 f) by adding a specific description for lands to which the policy applies.

Administrative Note – as a result of Modification 3, the itemized numbering sequence for the Amendment document are adjusted beyond No. 10. This is due to a Modification being inserted at that point of the document, reordering numbers by 1 beyond that point.

Part B: Mapping

None