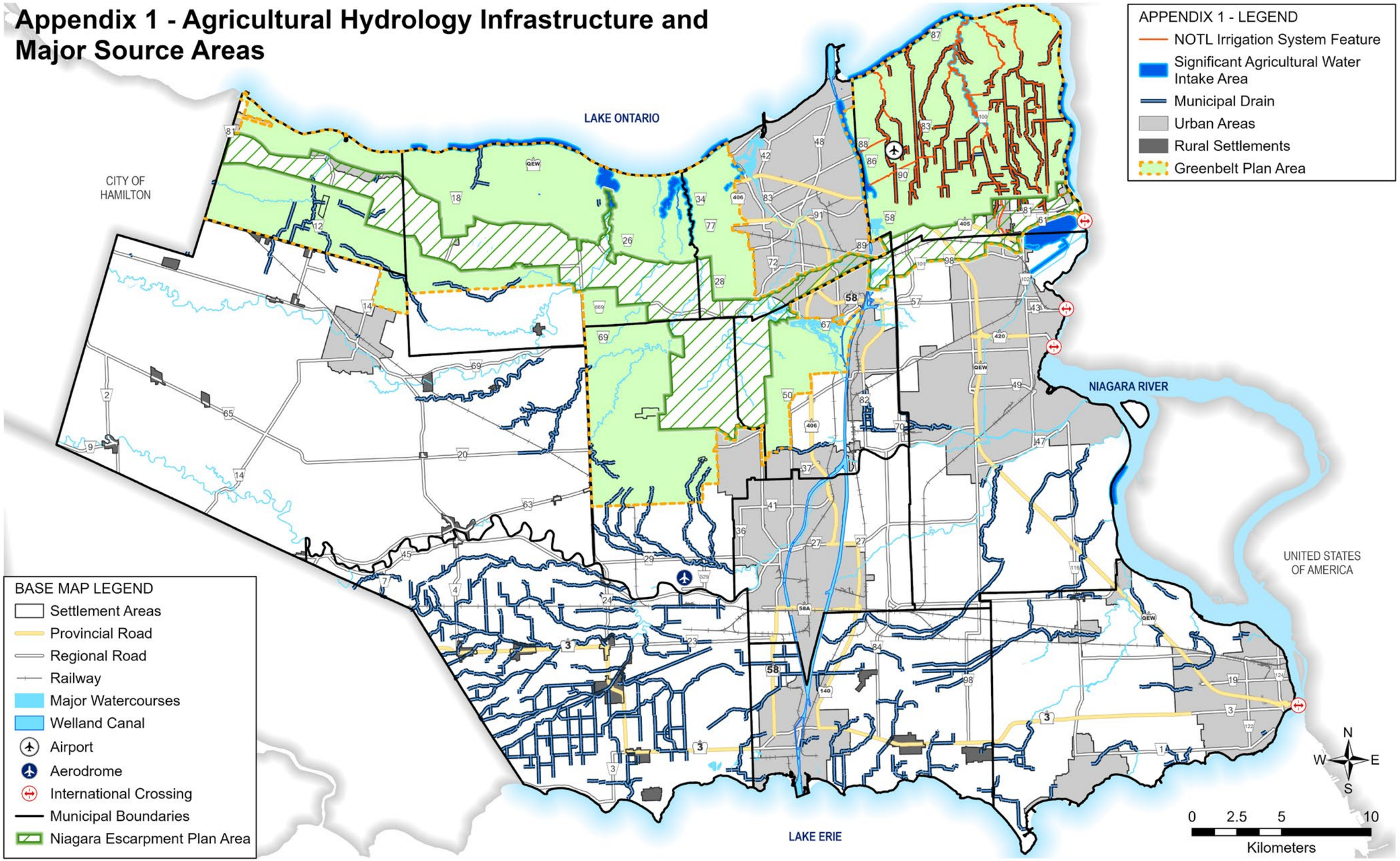
Appendix 1 - Agricultural Hydrology Infrastructure and Major Source Areas



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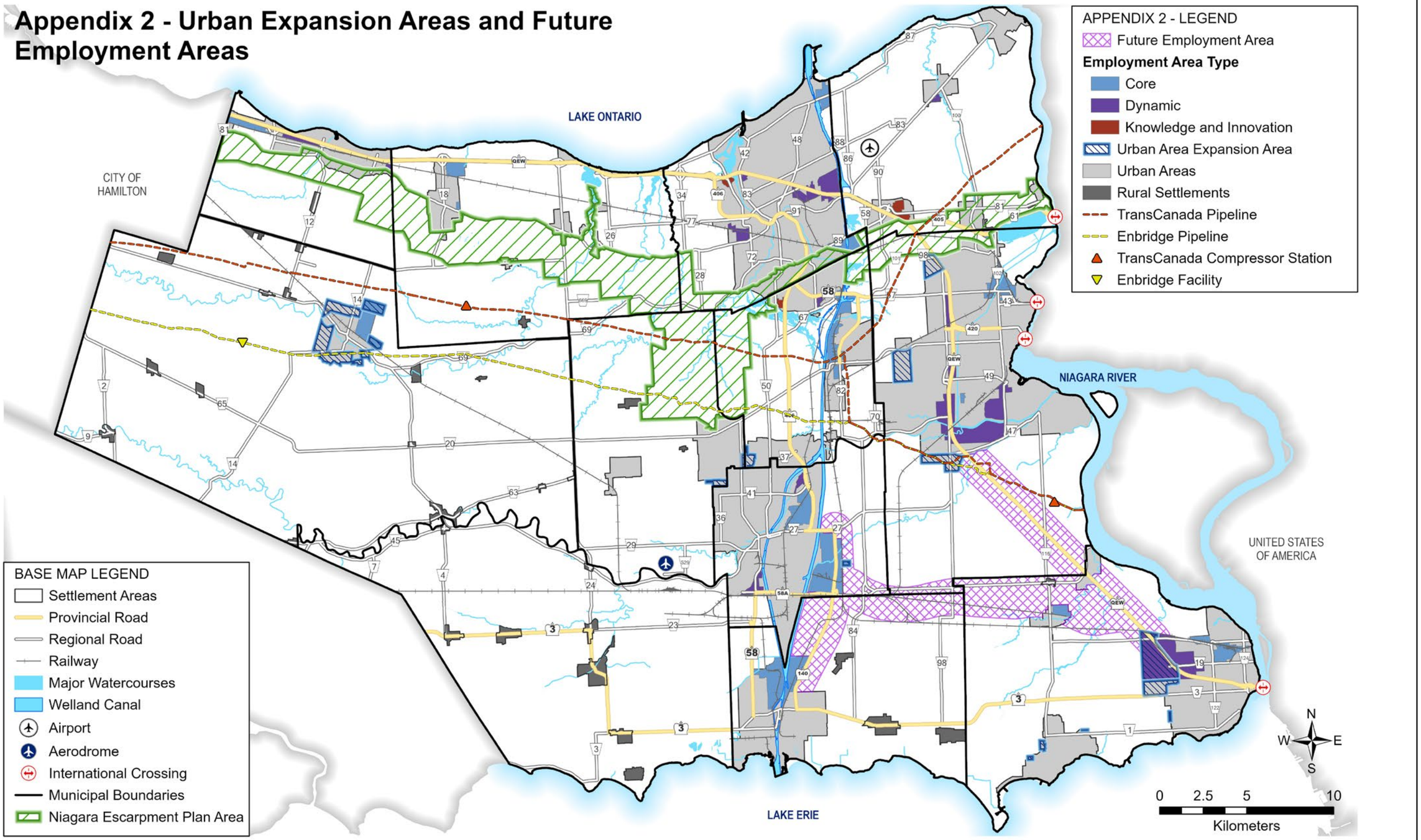
Appendix 2 - Urban Expansion Areas and Future Employment Areas



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APPENDIX 3

Niagara Region's Employment Land Redevelopment Criteria

#	The Region's Employment Land Redevelopment Criteria
1	Minimize the risk to public health and safety by mitigating any potential adverse impacts from odour, noise, vibration, and other contaminates, and to ensure the long-term operational and economic viability of land uses that may require separation from *sensitive land uses* in accordance with Provincial guidelines, standards and procedures.
2	There is an identified need for the proposed uses.
3	Alternative locations for the proposed uses have been evaluated and there are no reasonable alternative locations.
4	Adverse effects to the proposed *sensitive land use(s)* are minimized and mitigated.
5	Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
6	The proposed use(s) will maintain or improve the appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.
7	The proposed use(s) will support opportunities for a diversified economic base and take into account the needs of existing and future businesses.
8	The proposed use(s) are compact mixed-use development that incorporates *compatible* employment uses to support livable and resilient communities.
9	The site has necessary *infrastructure* to support current and projected needs.

#	The Region's Employment Land Redevelopment Criteria
10	The proposed use(s) will retain space for a similar number of jobs to remain accommodated on site. Similar number of jobs should be demonstrated by: a. the existing and/or planned number of jobs for the subject site. The existing number of jobs would be known if the site is developed. The planned number of jobs should be based on applicable land use policies, including any minimum and maximum planned as-of-right employment densities. Employment densities must be converted to number of jobs; and b. whether the proposed number of jobs is similar to what was existing and/or planned for the subject site. Similar means like; alike; having general mutual resemblance but not necessarily identical. The amount of retained space should be based on a review of the as-of-right employment uses and permitted space requirements for these uses. The median space requirement of the as-of-right permitted uses should be the threshold for the minimum amount of retained space for employment uses within the proposal.
11	The land is not identified as provincially significant through a Provincial plan exercise or as regionally significant by the Region or its affiliated economic development corporation.
12	The site does not offer direct access to *major goods movement facilities and/or corridors*.
13	All or part of the site is restricted from *development* or *redevelopment* by *natural heritage feature(s)*.
14	All or part of the site is restricted from *development* or *redevelopment* by physical man-made features or other hazardous conditions.
15	The site has qualities or characteristics that makes it less desirable / marketable for employment uses.
16	The proposed uses are compatible with existing and planned surrounding land uses located within and adjacent to the *employment area*, including land uses located outside of the urban settlements.
17	The proposal is consistent with municipal strategic interests and policies.