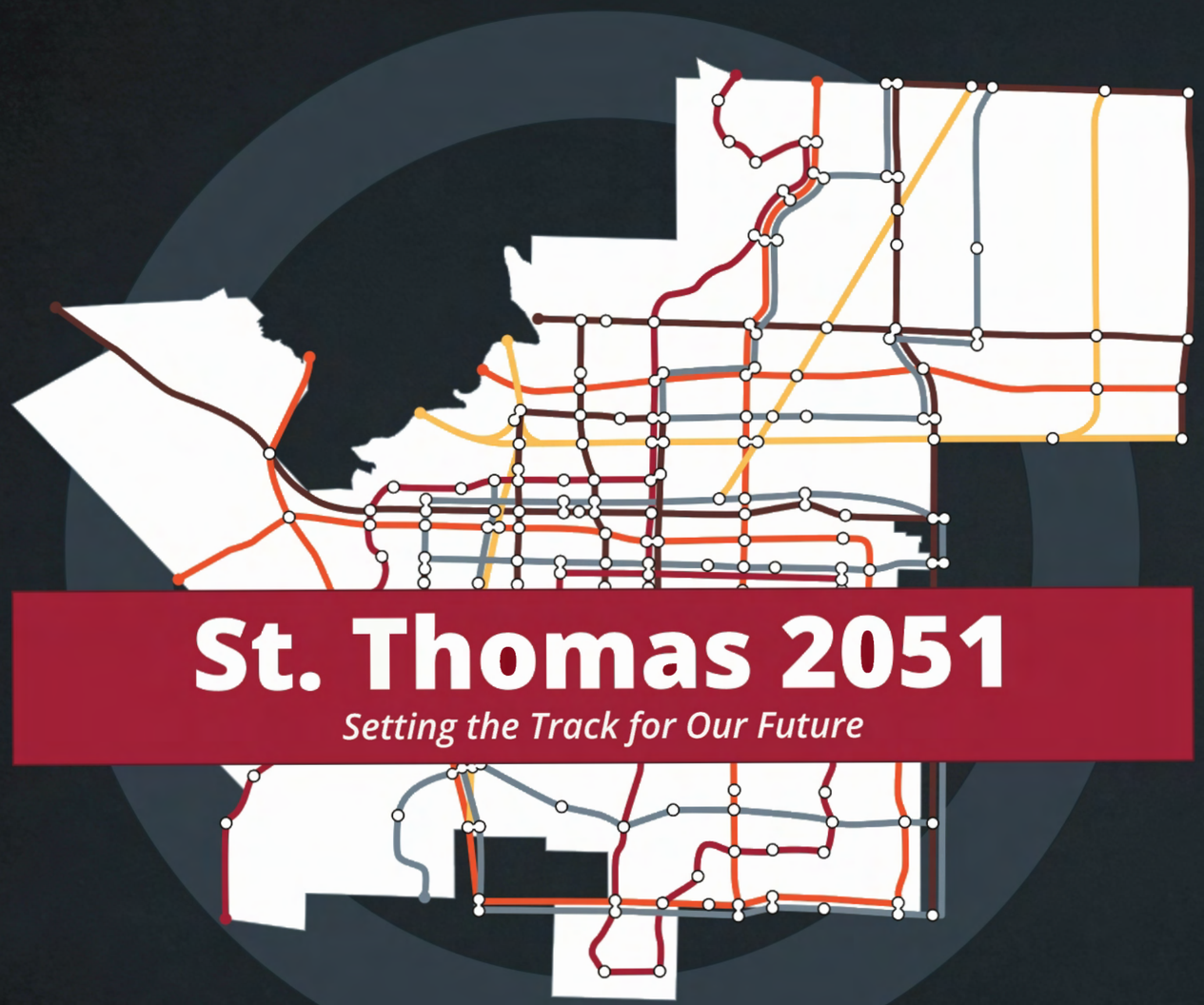


St. Thomas 2051

Setting the Track for Our Future

Community Engagement Session 3

Economic Development, Commercial and Employment Workshop Activity Book

ST. THOMAS
THE RAILWAY CITY

The following is a scaled-down version of some of the workshop materials that were part of "Session 3 - Economic Development, Commercial and Employment" that the City hosted on July 29, 2026.

If you would like to provide input back to the City on the following materials, we encourage you to mark the figures up and provide comments back to Staff for consideration into the Official Plan update process.

Completed Session 3 - Workshop Activity Books can be emailed to planning@stthomas.ca or dropped off at City Hall at 545 Talbot Street, St. Thomas at Planning and Building Services.

St. Thomas 2051 - Economic Development, Commercial and Employment

This map shows the ten (10) separate Commercial and two (2) separate Employment land use designations in the Official Plan, along with various parks, community amenities and natural areas that contribute to economic development within the City.

Workshop Activity

Recent provincial changes require the City to look at simplifying the commercial designations within the City's Official Plan and refine the types of uses that are allowed in the City's employment areas. Mark up the map to show where and what types of commercial or employment opportunities are needed, show what makes the commercial areas distinct or the same, and what existing areas should the City highlight or what should be added to make the City a more attractive, welcoming and inviting commercial and employment area for residents, workers, and prospective employers.

Commercial Designations

- Power Centre
- Major Commercial
- Mixed Use Development
- Talbot East
- Talbot Central
- Talbot West
- Secondary Commercial
- Highway Commercial
- Minor Commercial
- Office Professional

Employment Designations

- Business Employment Lands
- Employment Lands

Questions to Think About

As you work through this activity, think about the following questions as you mark up the map or use the provided comment sheets.

What should future commercial and employment areas look like?

What kinds of jobs and industries should St. Thomas attract?

How can St. Thomas support local businesses and entrepreneurs?

What areas are lacking commercial activity and what should those areas look like?

Are the different commercial areas distinct, if so, how? If not, what makes them similar?

What commercial areas could be revitalized and what should those areas become?

What commercial uses do you travel out of the City for?

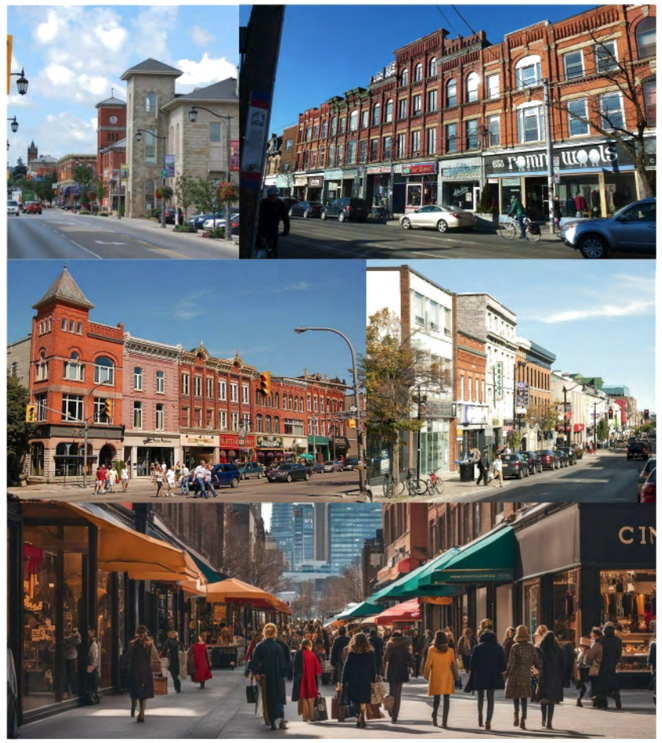
What areas should allow mixed-use development or other commercial uses?

How can the City better protect its employment areas?

Examples of Commercial Land Uses



Neighbourhood Commercial



Main Street Commercial



Community Commercial



Mixed-Use Commercial

St. Thomas 2051
Setting the Track for Our Future

Examples of Commercial Land Uses



Regional Commercial



Office Commercial



Highway Commercial



Entertainment and Hospitality Commercial



Examples of Employment Land Uses



Business Employment



Employment

St. Thomas 2051
Setting the Track for Our Future

ST. THOMAS
THE RAILWAY CITY

Economic Development and Tourism Examples































St. Thomas 2051 - Session 3 - Workshop Activities

Name: _____

Address: _____

Email: _____

Workshop Session Activity:

- [x] *Economic Development, Commercial and Employment*
- [ ] *Commercial and Employment Activity*
- [ ] *Growth, Housing and Complete Communities*

Comments:

St. Thomas 2051 - Commercial and Employment Activity

This map shows a simplified version of the Commercial, Mixed-Use and Employment areas that are designated or developed throughout the City.

The City has a diverse mix of established commercial businesses and the City's employment area continues to grow and evolve at an unprecedented rate.

Workshop Activity

Mark up the map to show areas you feel are performing well economically, the areas you feel are needing improvement, good locations for future employment or commercial use employment or commercial areas that could expand or intensify, and areas needing redevelopment. For all of your responses, provide a short reason why.

Questions to Think About

As you work through this activity, think about the following questions as you mark up the map or use the provided comment sheets.

Where should new jobs be located?

Where should new or expanded commercial growth occur?

Are there areas lacking support for economic growth?

Which areas should remain industrial?

Should employment lands be protected?

Where could mixed-use development occur?

What is working well today and why?

What opportunities should the City pursue?

What challenges need to be addressed?

St. Thomas 2051 - Session 3 - Workshop Activities

Name: _____

Address: _____

Email: _____

Workshop Session Activity:

- ☐ *Economic Development, Commercial and Employment*
- ■ *Commercial and Employment Activity*
- ☐ *Growth, Housing and Complete Communities*

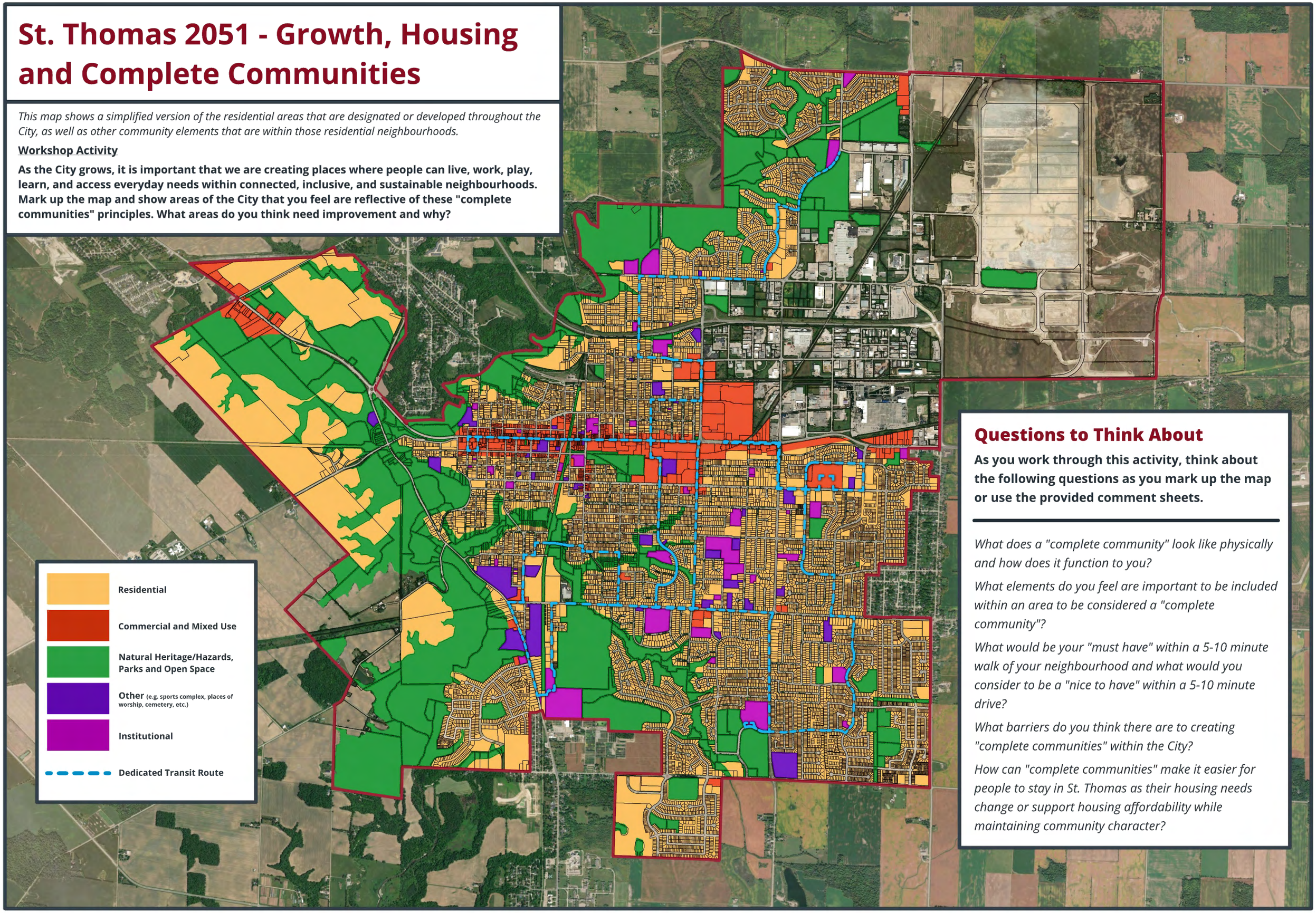
Comments:

St. Thomas 2051 - Growth, Housing and Complete Communities

This map shows a simplified version of the residential areas that are designated or developed throughout the City, as well as other community elements that are within those residential neighbourhoods.

Workshop Activity

As the City grows, it is important that we are creating places where people can live, work, play, learn, and access everyday needs within connected, inclusive, and sustainable neighbourhoods. Mark up the map and show areas of the City that you feel are reflective of these "complete communities" principles. What areas do you think need improvement and why?



Questions to Think About

As you work through this activity, think about the following questions as you mark up the map or use the provided comment sheets.

What does a "complete community" look like physically and how does it function to you?

What elements do you feel are important to be included within an area to be considered a "complete community"?

What would be your "must have" within a 5-10 minute walk of your neighbourhood and what would you consider to be a "nice to have" within a 5-10 minute drive?

What barriers do you think there are to creating "complete communities" within the City?

How can "complete communities" make it easier for people to stay in St. Thomas as their housing needs change or support housing affordability while maintaining community character?

St. Thomas 2051 - Session 3 - Workshop Activities

Name: _____

Address: _____

Email: _____

Workshop Session Activity:

- ☐ *Economic Development, Commercial and Employment*
- ☐ *Commercial and Employment Activity*
- ■ *Growth, Housing and Complete Communities*

Comments: