

AGENDA

THE NINTH MEETING OF THE ONE HUNDRED AND FORTY-FIFTH COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS

April 7, 2025, 5:00 P.M.

COUNCIL CHAMBERS/ZOOM

ROUTINE PROCEEDINGS AND GENERAL ORDERS OF THE DAY

INDIGENOUS LAND ACKNOWLEDGEMENT
DISCLOSURES OF INTEREST
MINUTES
DEPUTATIONS
COMMITTEE OF THE WHOLE
REPORTS OF COMMITTEES
PETITIONS AND COMMUNICATIONS
UNFINISHED BUSINESS
NEW BUSINESS
BY-LAWS
PUBLIC NOTICE
NOTICES OF MOTION
CLOSED SESSION
OPEN SESSION
ADJOURNMENT

INDIGENOUS LAND ACKNOWLEDGEMENT

We acknowledge that the land on which we meet is the traditional territory of the Haudenosaunee, Anishinabek, Attiwonderonk (Neutral) and Mississauga peoples and is now home to many diverse First Nations, Inuit and Metis peoples.

We also recognize that this land is now home to the Munsee-Delaware Nation, Chippewas of the Thames First Nation and Oneida Nation of the Thames.

This land was settled through Treaty 2, the McKee Purchase Treaty of 1790, and we, as beneficiaries of the treaty recognize our collective responsibilities to the land and water.

Pages

1. APPOINTMENT OF PRESIDING OFFICER
A resolution will be presented to appoint Councillor Kohler as Presiding Officer.
2. DISCLOSURES OF INTEREST
3. MINUTES
Confirmation of the minutes of the meeting held on March 17, 2025.
4. DEPUTATIONS
5. COMMITTEE OF THE WHOLE
Council will resolve itself into Committee of the Whole to deal with the following business.
6. STRATEGIC DIRECTION AND DEVELOPMENT
7. UNFINISHED BUSINESS
 - 7.a Keeping of Backyard Hens – Follow Up Report 5
Report PD-13-25 of the Manager of Planning Services.
8. NEW BUSINESS
 - 8.a Proposed Official Plan and Zoning By-law Amendments – Silver Street 6
Report PD-12-25 of the Manager of Planning Services.
 - 8.b Application for Draft Plan of Subdivision Approval – Millers Pond Phase 6 26
Report PD-15-25 of the Manager of Planning Services.
 - 8.c Committee of Adjustment - Notice of Decision - Minor Variance - Millers Pond 31
Subdivision Phase 6

Notice of a Decision has been received from the Committee of Adjustment to permit a lot frontage of 9 metres whereas the minimum semi-detached lot frontage is 10 metres; 6 townhouse units per lot whereas the maximum is 4 units per lot; a townhouse dwelling residential driveway covering 51% of the front yard whereas the maximum is 50% of the front yard; and a townhouse dwelling residential driveway with a maximum length of 51% of the front lot line whereas the maximum is 50% of the length of the front lot line relating to the development of one single detached dwelling, 20 semi-detached dwellings and 26 townhouse dwellings in the Millers Pond Subdivision, Phase 6.

9.	<u>BUSINESS CONCLUDED</u>	
10.	<u>COMMUNITY ENGAGEMENT AND SERVICES</u>	
11.	<u>UNFINISHED BUSINESS</u>	
12.	<u>NEW BUSINESS</u>	
12.a	<u>Downtown Oktoberfest 2025 – Request for Road Closures</u> Report ES-11-25 of the Manager of Transportation and By-Law.	33
12.b	<u>Railway City Road Race 2025 – Road Closure Request</u> Report ES-12-25 of the Manager of Transportation and By-Law.	34
12.c	<u>Indigenous First Nations Gathering Place</u> Report CMO-02-25 of the City Manager.	37
13.	<u>BUSINESS CONCLUDED</u>	
14.	<u>INFRASTRUCTURE AND CIVIC OPERATIONS</u>	
15.	<u>UNFINISHED BUSINESS</u>	
16.	<u>NEW BUSINESS</u>	
16.a	<u>Naturalized Parkland</u> Report PRF-03-25 of the Manager of Parks and Forestry and the Manager of Transportation and By-Law. Jake Lozon, Public Land Manager, Ontario NativeScape will make a power point presentation.	39
16.b	<u>Yarmouth Yards Earthworks and Servicing Phase 3 – Tender Award</u> Report ID-07-25 of the Senior Project Manager.	64
16.c	<u>MTO Highway 3 Project Update</u> Report ES-13-25 of the Manager of Capital Works.	66
17.	<u>BUSINESS CONCLUDED</u>	
18.	<u>CORPORATE GOVERNANCE AND ADMINISTRATION</u>	
19.	<u>UNFINISHED BUSINESS</u>	
20.	<u>NEW BUSINESS</u>	
20.a	<u>2025 Municipal Accessibility Plan</u> Report CC-07-25 of the Deputy City Clerk.	70
20.b	<u>2025 Court Security and Prisoner Transport Program Funding</u> Report TR-09-25 of the Director of Corporate Services.	77
21.	<u>BUSINESS CONCLUDED</u>	
22.	<u>REPORTS PENDING</u>	
23.	<u>COUNCIL</u> Council will reconvene into regular session.	
24.	<u>REPORT OF COMMITTEE OF THE WHOLE</u> <u>Strategic Direction and Development</u> <u>Community Engagement and Services</u> <u>Infrastructure and Civic Operations</u> <u>Corporate Governance and Administration</u>	

A resolution stating that the recommendations, directions and actions of Council in

Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted will be presented.

25. REPORTS OF COMMITTEES

26. PETITIONS AND COMMUNICATIONS

- 26.a Light It Up! for NDEAM - October 16th, 2025 - Jumbo Lighting Request 104
A letter has been received from Dean Askin, Communications Strategist, Ontario Disability Employment Network requesting that the Jumbo monument be lit in purple and blue on October 16th, 2025 for Light It Up! for NDEAM - National Disability Employment Awareness Month.
- 26.b "United Nations World Press Freedom Day" - May 3rd, 2025 - Proclamation and Jumbo Lighting Request 107
A letter has been received from Shenghui Qiao, Ink Stained Wretches requesting that May 3rd, 2025 be proclaimed as "United Nations World Press Freedom Day" in the City of St. Thomas and that the Jumbo monument be lit in United Nations blue for the day.
- 26.c Nostalgia Nights Car Show - July 12th, 2025 - "Municipally Significant Event" Request 109
A letter has been received from Sean Dyke, C.E.O., St. Thomas Economic Development Corporation requesting that the Nostalgia Nights Car Show proposed to be held on July 12th, 2025 on Talbot Street be declared a "Municipally Significant Event".
- 26.d St. Thomas Downtown Development Board - Request for Review and Redesign of City of St. Thomas Flag 110
A letter has been received from Grayden Laing, Chair, St. Thomas Downtown Development Board regarding the potential review and redesign of the City of St. Thomas flag.
- 26.e Thames Valley District School Board - 2024-2025 Accommodation Plan 111
Notice has been received from Sonia Basu, Administrative Assistant, Planning, Thames Valley District School Board that the Board's 2024-2025 Accommodation Plan is available at www.tvdsb.ca/AP.

27. UNFINISHED BUSINESS

28. NEW BUSINESS

29. BY-LAWS

Councillor Gibson

- 29.a First Reading
- 29.b Second Reading
- 29.c Third Reading
1. A by-law to confirm to confirm the proceedings of the Council meeting held on the 7th day of April, 2025.
 2. A by-law to appoint a By-Law Enforcement Officer. (Matt Robinson)
 3. A by-law to temporarily remove certain lands from part lot control. (Lot 70 on Registered Plan 11M-264, File No: PLC 01-25 – Manorwood Subdivision)
 4. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and Sunvir Enterprises Ltd. (File No.: SPC 10-23 - 121 South Edgeware Road - commercial building)
 5. A by-law to amend By-Law 50-88, being the Zoning By-law for the City of St. Thomas. (To permit a townhouse development - 451 Wellington Street - Trustees of the St. Thomas Christian Church - File No. 2-01-25)
 6. A by-law to adopt Official Plan Amendment No.113 to the City of St. Thomas Official Plan (To consolidate the designation across the property in support of the existing food bank use - 22-28 John Street - St. Thomas-Elgin Food Bank - File No.: 3-01-25)
 7. A by-law to amend By-Law 50-88, being the Zoning By-law for the City of St. Thomas. (To consolidate the zone across the property in support of the

existing food bank use - 22-28 John Street - St. Thomas-Elgin Food Bank - File No.: 2-04-25)

8. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and His Majesty the King in right of Ontario as represented by the Solicitor General. (2025 Court Security and Prisoner Transport Program Funding)

30. **PUBLIC NOTICE**

31. **NOTICES OF MOTION**

32. **CLOSED SESSION**

A resolution to close the meeting will be presented to deal with a personal matter about identifiable individuals, a matter of information explicitly supplied in confidence to the Municipality by the Province of Ontario, and two matters of a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

32.a **Section 239 2(b)**

32.b **Section 239 2(h)**

32.c **Section 239 2(k)**

32.d **Section 239 2(k)**

33. **OPEN SESSION**

34. **ADJOURNMENT**

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Planning & Building Services

Attachment

Prepared By: Jim McCoomb, Manager of Planning Services

Subject: Keeping of Backyard Hens – Follow Up Report

Recommendation:

THAT: Report PD-13-2025 relating to Keeping of Backyard Hens be received for information; and further,

THAT: Council resolve not to permit the keeping of backyard hens.

Background:

At its March 6, 2023, meeting Council received correspondence from a resident requesting that Council consider allowing backyard hens/chickens. Council provided direction to staff to prepare a report on a potential pilot project relating to the keeping of backyard hens/chickens, which was submitted at the April 11, 2023, meeting (report PD-10-2023). Council directed staff to prepare the term of reference for a pilot project.

While preparing a report for the pilot project, staff determined that there were a number of issues associated with introducing backyard hens/chickens as a permitted use. These included:

- The City Animal Services Centre confirmed that they are not set up to handle chickens in the event that birds need to be confiscated or impounded due to abuse or sickness;
- Only 2 practicing vets locally specialize in food animals including small flock chickens, and this limited availability of veterinarians accredited to care for hens to advise persons who have backyard hens on control for health risks is of concern;
- The cancellation of the City of Toronto pilot project citing significant costs and staff time, and concerns related to avian influenza;
- Escalating cases of avian influenza in the southwestern Ontario region.

Avian influenza continues to be the foremost concern regarding the keeping of backyard hens/chickens. The disease is spreading in wild bird populations, and statistics published by the Canadian Government state that there are several currently active cases in the local area involving poultry operations, including in Middlesex Centre, North Middlesex and Oxford County. Given this situation, and the other issues/concerns noted above, staff are recommending that Council table this matter indefinitely.

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #1: Public Safety and Community Well-being

Financial Impact:

N/A

Respectfully,



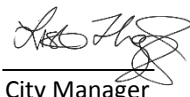
Jim McCoomb, MCIP RPP
Manager of Planning Services

Reviewed By:



Planning

Approved By:



City Manager

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Planning & Building Services

Attachment
Appendix A - Planning Analysis
Appendix B - Planning Memo
Appendix C - Draft
Amendment

Prepared By: Jim McCoomb, Manager of Planning Services

Subject: Proposed Official Plan and Zoning By-law Amendments – Silver Street

Recommendation:

THAT: Report PD-12-2025 relating to Proposed Official Plan and Zoning By-law Amendments be received for information; and further,

THAT: Council authorize staff to prepare site-specific draft amendments to the St. Thomas Official Plan and Zoning By-law 50-88 to permit Business Employment uses on lands which may be described as Range 1 SER, Part Lot 7, Geographic Township of Yarmouth, now in The City of St. Thomas; and further

THAT: A public meeting be scheduled for May 12, 2025, in accordance with Ontario Regulations 543/06 and 545/06, as amended.

Background:

In 2023, Council approved Official Plan and Zoning By-law amendments for 50 Silver Street in support of a proposal by Maxill to build a new warehouse facility. After the Maxill amendments were approved, staff did look at the remaining lands to determine if they could possibly be used for an affordable/supportive housing project. Dillon Consulting provided the attached memo (Appendix B) summarizing their analysis of the relevant planning considerations for the use of these lands for housing. These include:

- The remnant land use designation (STORC Complex) of the site warrants re-designation, however, the site is located in the area that has historically been the transition area between residential uses to the west and the employment uses to the east.
- The PPS requires the City to protect and preserve employment areas over the long term in part by considering land use compatibility and including an appropriate transition between its employment area and its non-employment/residential areas.
- Introducing sensitive land use receptors in this area could impact on the ability for industries in the Employment Area to receive an Environmental Compliance Approval.
- The City is encouraged to redesignate the Silver Street site to “Business Employment” in the Official Plan to further consolidate and solidify the land use transition area between its Employment Area to the east and the Residential Area to the west.

Staff were recently advised by EDC that they have another potential user for further warehouse space, and a portion of the Silver Street site would suit their needs. Warehousing is permitted in the Business Employment Zone and represents a type of use that is generally quiet and makes for a good transition between the employment lands and the residential uses to the west. Staff did reach out to the Director of Parks, Recreation and Facilities to determine if the lands still had any utility for park purposes given the current designation and zoning. However, given the significant amount of park space in the area, including 1Password Park, Donker Park, Goddeeris Luyks Park and Greenway Park, there is likely not a need for more park space in this area of the city.

Staff are recommending that Council initiate amendments to the Official Plan and By-law 50-88 to implement the recommendation of Dillon Consulting to redesignate the Silver Street lands to “Business Employment” and place them in the Business Employment Zone (BEL). An analysis of the relevant planning considerations is found in Appendix A.

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #2: Thoughtful, Strategic, and Sustainable Community Growth

Financial Impact:

N/A

Respectfully,

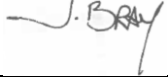


Jim McCoomb, MCIP RPP
Manager of Planning Services

Reviewed By:

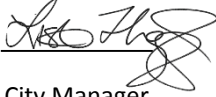


Planning



PRF

Approved By:



City Manager

Appendix A: Planning Analysis - Draft Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment Applications – Silver Street

Consultation, Complete Application and Notice:

Since this is a city-initiated application, no consultation was required, although Planning staff did discuss the proposal with the Director of Parks, Recreation and Facilities and the CEO of the St. Thomas Economic Development Corporation before preparing this report.

Circulation of the application and supporting documentation to external agencies, adjacent municipalities and City Staff for review and comment will be initiated on April 11th, 2025, in compliance with the *Planning Act* and Regulations.

A notice of public meeting is to be published in accordance with the requirements of the *Planning Act* and Ontario Regulations 543/06 and 545/06 in the St. Thomas Times Journal on April 11th, 2025, and will be mailed to property owners within 120 metres of the limits of the property. A sign will also be posted on the subject property in accordance with the trial authorized by Council.

The application, plan and supporting documentation are available on the City's website at www.stthomas.ca/living_here/notices_to_residents.

POLICY AND ZONING:

Provincial Planning Statement

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Policy 2.8.1.1 states that planning authorities shall promote economic development and competitiveness by, among other things, providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs. Policy 2.8.1 goes on to state that planning authorities should address land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses. By redesignating the subject lands to a "Business Employment" designation, Council will be establishing the appropriate transition between the Employment lands to the east and the sensitive Residential lands to the west.

Policy 2.8.1.2 provides that industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas. The Business Employment designation permits an appropriate range of small-scale warehousing, light industrial and non-retail service commercial uses that are compatible with nearby sensitive land uses.

Policy 2.8.1.3 states that on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines. The subject lands are within the 300 metre distance, and by placing them into a Business Employment designation this will avoid potential impacts to the long term viability of the Employment Lands to the east.

Policy 2.8.2.3 states that planning authorities shall designate, protect and plan for all employment areas in settlement areas by, among other things, including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability. The proposed Business Employment designation was designed to provide that appropriate transition.

Policy 2.8.2.4 states that planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas. Again, the proposed Business Employment designation for the subject lands was designed to maintain the compatibility between the Employment Areas to the east and the sensitive Residential uses to the west.

Policy 3.5.1 provides that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. The proposed Business Employment designation is designed to avoid land use compatibility issues between the Employment Uses and nearby sensitive Residential uses.

Policy 3.9.1 provides that healthy, active, and inclusive communities should be promoted by, among other

things, planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources. Staff examined the feasibility of keeping the lands designated and zoned for Regional Recreational Facilities. However, it is recognized that with the development of 1Password Park this area of the city is represented by a broad choice of parks, passive trails and recreational opportunities.

St. Thomas Official Plan

The lands are designated “STORC Complex” on Schedule “A” to the City of St. Thomas Official Plan. As such, the appropriate sections of the Official Plan would apply.

The proposed “Business Employment” designation permits a range of light industrial and non-retail service commercial uses, including business offices; computer, electronic or data processing establishments; research and development facilities; commercial or technical schools; restaurant; non-retail service commercial uses; warehousing and bulk storage within an enclosed building only; scientific, technological or communication establishments; automotive service uses; and accessory uses, buildings and structures.

The Business Employment policies require that buildings and sites shall be designed to a higher architectural/landscape standard and all activities, storage of goods, operating facilities and waste disposal facilities shall be contained within wholly enclosed buildings. A more rigorous standard of building and site design, landscaping and signage control shall be applied through the implementing Zoning By-law and Site Plan Control Approval. Outdoor storage of materials, equipment, goods or refuse associated with any permitted use or any ancillary secondary use shall be prohibited.

The policies support the use of this designation as an appropriate transition between the Employment Lands and the sensitive Residential uses to the west.

St. Thomas Zoning By-Law 50-88 (as amended)

Zoning By-law 50-88 zones the lands Regional Recreational Facilities Zone (RF). The RF zone permits uses, buildings or structures for public service purposes as defined by the by-law. A zoning by-law amendment is required to implement the use of the lands for Business Employment and will place the subject lands into the BEL zone.

Wording for the draft amendment is attached as Appendix C to this report.



Memo

To: Lou Pompilii and Jim McCoomb, City of St. Thomas
From: Ron Shishido and Ashley North, Dillon Consulting
Date: December 17, 2024
Subject: Silver Street Site Review
Our File: 20-3518-9300

1.0

Introduction

The City of St. Thomas takes a proactive approach to making provision for affordable housing for its residents. They identify City-owned sites that are development ready (i.e., serviced with municipally piped water supply and sanitary sewers and “Residential” designated in the City’s Official Plan and zoned in the City’s Zoning By-law) and approach affordable housing providers to offer them as donated sites for affordable housing. The City works with the affordable housing providers to “fast-track” their projects through the development approvals process. A recent successful example is the 45-unit rental apartment with wraparound social services built by the Indwell Charity on a City-owned site at 16 Queen St.

Now with the opening of the VW/PowerCo Battery Plant slated for 2027, the City is exploring opportunities to facilitate the provision of housing that would be affordable to the plant and supply chain employees looking to both work and live in St Thomas. To kick-start this initiative, the City is looking for a City-owned property that is development ready as the candidate site for the development of a housing project that would be affordable to moderate income workers. City staff reviewed the inventory of municipally-owned sites and identified a property municipally addressed as 235 Burwell Road (herein referred to as the Silver St site) as the candidate site for this affordable housing project. The City retained Dillon Consulting to undertake an independent review of the suitability of the Silver St site for residential land uses. This Silver Street Site Review Memo is organized as follows:

- **Section 2: Silver Street Site Description** – site location, area/size, existing and planned land use on the site and surrounding lands;
- **Section 3: Need for the Affordable Housing Project** – summarizes the need for affordable housing in the City as documented in the St Thomas Housing Needs Assessment and Action Plan Report dated October 2023 (Watson Assoc and Welch Consulting);
- **Section 4: Long Range Planning Context** - planning context for employment lands east of Burwell and residential west of Burwell;
- **Section 5: Review of the Suitability of the Silver Street Site for Residential** - site review applying the policies in Section 2.8.2 of the PPS 2024; and
- **Section 6: Summary of Findings, Conclusions and Recommendations.**

2.0

Silver Street Site Description

2.1

Site Location and Existing Uses on the Surrounding Lands

The Silver Street site is located in the north-east part of the City, on the southeast quadrant of the Burwell Road/Silver Street intersection as shown in **Figure 1**. The 2.5 ha parcel of land is vacant. The adjacent 2.4 ha parcel to the immediate east (50 Silver Street) was recently severed off from this parcel and sold to Maxill Inc to construct a warehouse on that site to support their manufacturing operation located on Elm Street in the City. In February 2024, the City redesignated the lands in the OP from STORC Complex to Business Employment (OPA 108) and rezoned the lands to facilitate the development of the warehouse. The existing uses around the Site are shown in **Figures 2 and 3**. South of the Site is St. Thomas Fire Station No. 2 and along South Edgeware Road east from Burwell Road is a plaza with a range of business employment uses (e.g., health services, financial services), a Hydro One fleet maintenance services facility and the St. Thomas Community Recycling Centre.

To the east of the Site, on the east side of the future Maxill warehouse, is Masco Canada manufacturing plant – producing faucets, tubs, shower stalls, enclosures, and other plumbing equipment - which extends north of South Edgeware.

Existing uses north of the Site includes a plaza with business employment uses (e.g. health club, financial services), and the Lumar CNC machining and manufacturing shop. Further north of these uses is the St. Thomas Outdoor Recreational Complex (1Password Park).

In this part of the City, Burwell Road north of South Edgeware Road separates the St. Thomas Employment Area from the City's Residential Area. West of Burwell Road the residential land uses includes primarily ground-related housing (semi-detached houses, townhouses) which are oriented to local/private roads that connect to Burwell Road or have rear yards that back onto Burwell Road. About 250 metres west of the Site is a ten-storey apartment building that fronts onto Confederation Drive. Further north along Confederation Drive to and along Avon Road, are low-rise apartment buildings (3 storeys) and a mid-rise seven storey apartment building.

2.2

Planned Land Uses

The Subject Site is designated STORC Complex on Schedule "A" Land Use Plan to the St Thomas Official Plan. The STORC designation was planned as a major soccer facility and park space (OP Policy 7.3.2). Initially, the entire STORC designated lands were intended to be used for this facility; however, the area south of Silver Street was not used. This resulted in a remnant ±4.9 ha parcel on the south side of Silver Street. The east half of the parcel (± 2.4 ha) has been severed off and sold to Maxill for their planned warehouse. The remnant ± 2.5 ha parcel is bounded by Business Employment uses to the north and east, Employment and Business Employment uses to the south and is separated and isolated from the active part of the STORC Complex.

DILLON CONSULTING LIMITED

www.dillon.ca

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As shown in **Figure 4**, Burwell Road has historically been the boundary line that separates the St Thomas Industrial Area on the east from the St Thomas Residential Community on the west. Land uses in the Business Employment and STORC Complex designations on the east side of Burwell Road function as the land use transition between the land uses in the Employment Lands and the Residential designations.

3.0 **Need for the Affordable Housing Project**

A The City of St Thomas Housing Needs Assessment and Action Plan Report (Watson Economists and Tim Welch Consulting identified the following:

- a need for an additional 7,700 housing units over the next decade (2024 to 2034);
- Of these units, 1,680 units are needed for affordable housing;
- 1,1130 units are ownership, and 550 units are rental to provide workforce housing;
- a need to focus on building high-density rental housing;
- a need to review infill opportunities including City-owned land and prioritize those opportunities to efficiently leverage existing infrastructure.

4.0 **Planning Context for Employment Lands East of Burwell and Residential West of Burwell**

The planned function of this Site has evolved over decades of long-range planning for the City of St. Thomas. Historically, the Site has been included as a part of the broader Employment Area for the City and designated for employment uses with Burwell Road as the dividing line between employment and residential areas.

In 2009, Dillon and W. Scott Morgan and Associates completed an Industrial and Commercial Land Use Review. This study concluded that parcels on the east side of Burwell Road could accommodate Light Industrial uses as part of a transition between residential uses west of Burwell Road and the heavier industrial uses to the east of Burwell Road.¹ The 2009 study recommended a change in land use designation from Industrial to Light Industrial in support of this transition.

In 2018, an Employment Lands Review was completed by Dillon and Watson. As a Comprehensive Review, this study assessed the employment land supply, forecast employment land demand to 2037, employment land conversions, and the overall policy framework. Building on the 2009 recommendation for a Light Industrial designation, the 2018 study recommended the creation of a Business Employment

¹ Light Industrial would permit uses with limited impacts on adjacent users (noise, air, odour etc.) such as general manufacturing, research and development, warehouses and wholesaling, storage, and light assembly.

designation to function as a transitional land use between industrial and residential land uses. It also underscored the need to protect the function of the broader Employment Area.

As part of the conversion requests assessed as part of this review, a site was identified by the City for consideration (Site #21 in the 2018 report). It was through this Comprehensive Review that the Subject Site was converted from Employment to a site-specific “STORC Complex” designation. While parks and recreational facilities are permitted in the Employment Lands designation, these lands were removed from the employment land supply due to the size of the site (32 ha) so to not overinflate what was available in terms of employment land supply. The 2018 conversion review completed by Dillon states that “should those [STORC] uses cease to exist; the land would revert back to an employment designation”.

With changes that have occurred since the 2018 study, it is appropriate to consider a redesignation of the Site. The following section outlines the Provincial policy context guiding this review.

5.0 Review of the Suitability of the Silver Street Site for Residential

5.1 2024 Provincial Planning Statement

When assessing the suitability of the Site for residential uses, within the context of the 2024 Provincial Planning Statement, there are three key policy themes to consider: 1. Housing, 2. Employment Areas, and 3. Land Use Compatibility.

The 2024 PPS (Section 2.2 Housing) requires planning authorities to provide an appropriate range and mix of housing options including providing affordable housing to low- and moderate-income households. The PPS requires municipalities to plan for, protect and preserve employment areas for current and future use (Section 2.8.2.3). Under the 2024 PPS and related *Planning Act* changes, Employment Areas permit manufacturing, research, and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses in Employment Areas. Commercial, institutional, office, and residential uses are now prohibited in these areas. This change underscores that Employment Areas are needed for those uses that may be more likely to potentially have adverse impacts on sensitive land uses such as residential as they relate to noise, odour, or other contaminants.

The PPS requires that municipalities provide an appropriate land use transition/separation between Employment Land uses and sensitive non-employment areas (Section 2.8.2.3) such as residential. This requires being intentional with what uses are permitted adjacent to Employment Areas to not impact the potential for these uses to operate over the long-term.

The PPS requires that for lands within 300 metres of Employment Areas, development (which includes a change in land use) shall avoid, or if avoidance is not possible, minimize and mitigate potential impacts on the long-term viability of employment areas (Section 2.8.1.3). This requires the selection of transitional land uses to minimize and mitigate adverse impacts on adjacent residential and employment land uses.

5.2 Site Assessment based on PPS Policy

The rising cost of housing, planned growth, macroeconomic factors such as the cost of construction and high interest rates, have resulted in a very real need for more affordable housing in the City. The City is taking a proactive role in addressing this need by seeking out opportunities to support development through partnerships, donating City owned sites and reducing barriers in the planning process (i.e., completing Official Plan Amendments and/or Zoning By-law Amendments) in parallel with the processing of the development application. As part of this proactive role, the City wants to identify a site that is “shovel-ready” for development to attract an affordable housing provider to work with the City to kick-start a project. A candidate site identified by City staff was Silver Street. The Site is City-owned, vacant, has direct access to a municipal road, can be connected to the municipal water supply and sanitary sewerage systems and is suitable for re-designation from “STORC Complex” to an alternative land use designation for the reasons previously described in this memo.

The first step in the site review by Dillon was a visit to the site and the surrounding area on 23 July 2024 to confirm existing land uses, make site observations (see, listen, smell) and begin to consider the implications of introducing sensitive residential land uses in closer proximity to the existing Employment Land uses to the east and south. On this site visit in the early afternoon in July, we observed the bay doors of the Masco plant were open and production noise was heard standing at the Silver Street site. It is noted that during our site visit the bay doors of the adjacent Lumar shop were closed and no production noise was evident. We were also advised by City staff that the City has received complaints about odours experienced by soccer field users at 1Password Park.

The 2024 PPS emphasizes the importance of including an appropriate transition to non-employment areas as part the approach to protecting employment areas over the long term. Historically, Burwell Road has been the dividing line between the residential uses to the west and the Employment Area to the east. With this ‘boundary’, the City has been able to successfully manage the transition between sensitive land uses such as residential and industrial uses that may have adverse impacts. The importance of the transition is twofold: (1) to provide a high quality of life for future residents by limiting the experience of adverse impacts and (2) protecting the function of the Employment Areas by not introducing incompatible uses.

While there are certainly benefits to the site – City-owned, vacant, municipally serviced, plus 2 ha size - there are limitations to the location. Introducing sensitive land uses to this area could begin to erode the long-term economic function of the St. Thomas Employment Area. If a new Environmental Compliance Approval or update is required by an industry, with a change in permitted uses, a new sensitive land use receptor will have been introduced that is closer to the operating industry. This could further impact the

Employment Area if higher density residential is introduced within the area since height can influence how adverse impacts are experienced.

Through discussions with City staff, it is our understanding that there are other City-owned sites that could be considered and based on our preliminary reviews have less land use compatibility issues i.e. underutilized parking lots and a small remnant piece of tableland opposite Eastwood Terrace on the north side of South Edgeware Road.

6.0

Summary of Findings, Conclusions and Recommendations

- Based on its most recent housing needs assessment, the City needs an additional 7,700 housing units over the next ten years. Of these units, 1,680 should be affordable.
- Macroeconomic trends make the City's proactive role in creating opportunities and providing affordable housing supply even more critical.
- The Silver Street site is City-owned, vacant, fully serviced, large, and has ready access to the arterial road network.
- The remnant land use designation (STORC Complex) of the site warrants re-designation.
- The Site, however, is located in the area that has historically been the transition area between residential uses to the west and the employment uses to the east.
- The PPS requires the City to protect and preserve employment areas over the long term in part by considering land use compatibility and including an appropriate transition between its employment area and its non-employment/residential areas.
- These policies are intended to protect residents from experiencing adverse impacts from industrial uses such as noise and odour. They are also intended to protect the ongoing employment function by having compatible uses adjacent to each other.
- Introducing sensitive land use receptors in this area could impact the ability for industries in the Employment Area to receive an Environmental Compliance Approval.
- The City is encouraged to redesignate the Silver Street site to "Business Employment" in the Official Plan to further consolidate and solidify the land use transition area between its Employment Area to the east and the Residential Area to the west.
- The City is encouraged to continue to investigate other City-owned sites to provide some affordable housing.

DILLON CONSULTING LIMITED

www.dillon.ca

Page 6 of 12

FIGURES

Silver Street Site

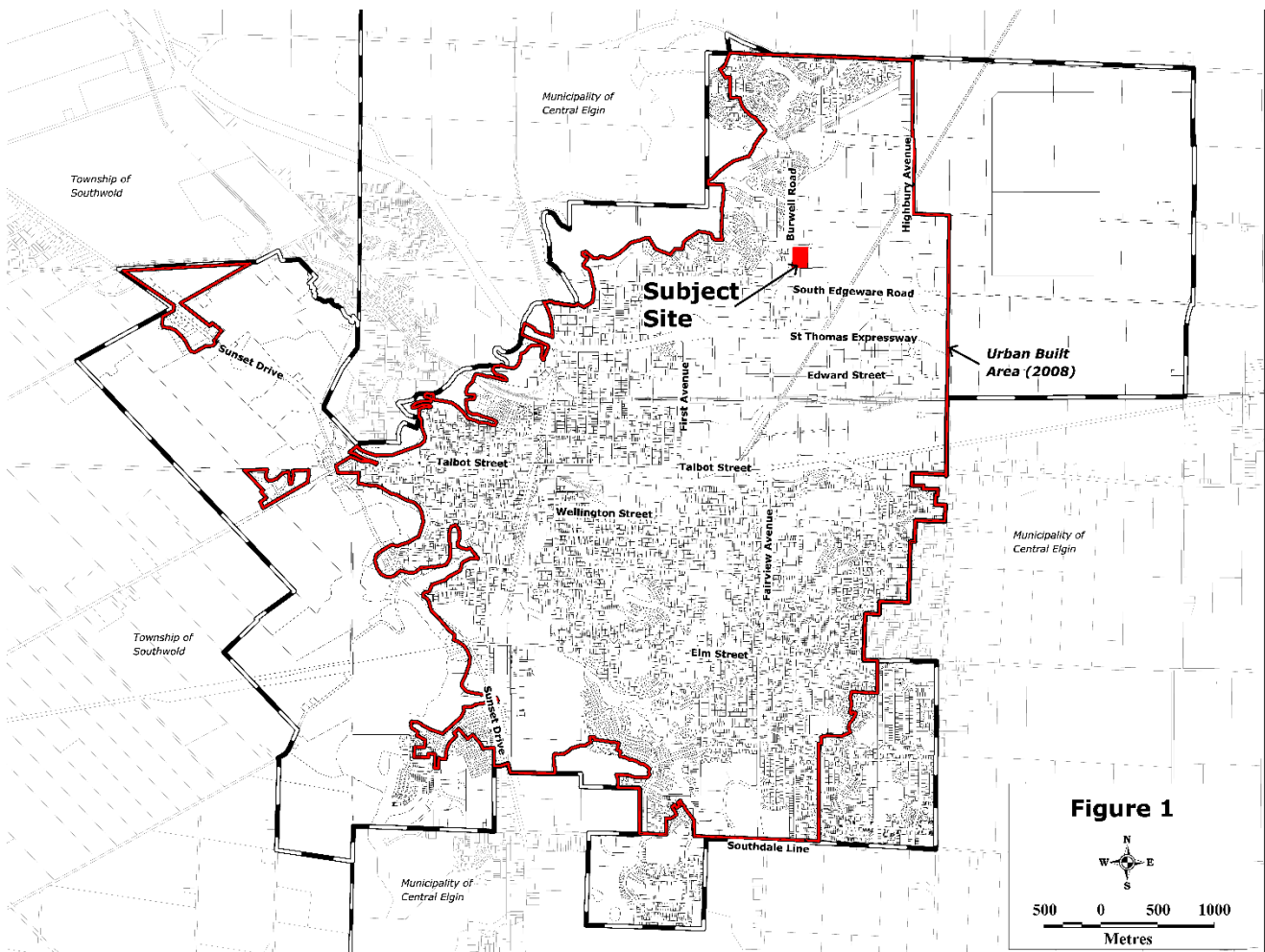
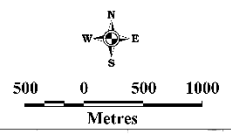


Figure 1



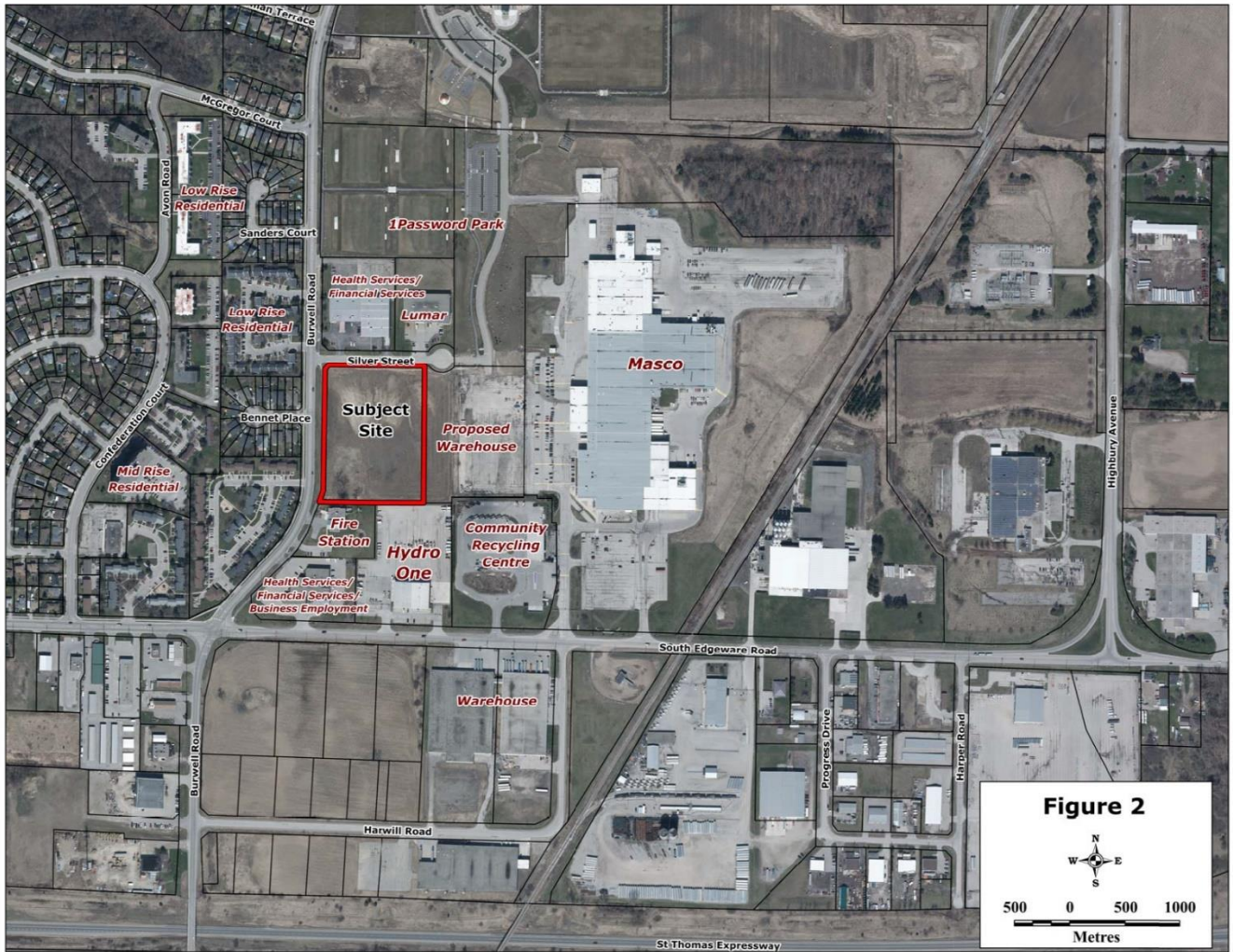


Figure 2
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 Metres

Figure 3: Photos of Existing Uses



St. Thomas Community Recycling Centre



Hydro One Fleet Maintenance Services Facility



Building containing mix of Business Employment uses



Lumar Machine and Manufacturing



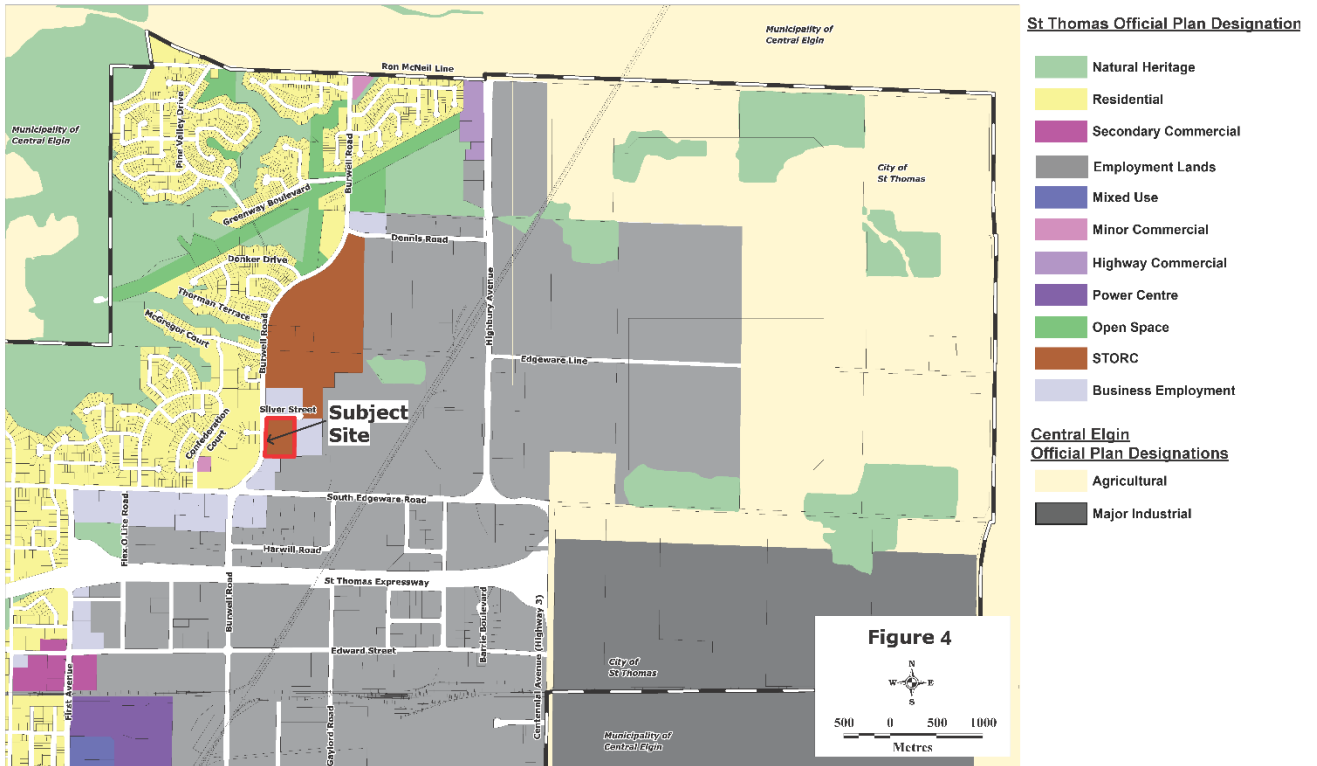
Looking southeast from the Silver St. site to the Maxill site, Masco and St. Thomas Recycling Centre



Looking west from Silver St. at residential land uses on the west side of Burwell Rd.



Looking east from Silver St. at Masco Canada Industrial Building



CITY OF ST. THOMAS

BY-LAW NO. _____

A By-law to amend By-law 50-88

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS:

- 1. Zoning Map 3 to By-law 50-88 as amended is further amended by zoning the lands shown outlined in heavy solid lines on Schedule “A” hereto as “BEL”, and such Schedule shall be added to and form part of By-law 50-88 as amended and shall be known as “Special Zoning Map 3-18” to By-law 50-88 as amended.
- 2. The provisions of subsection 22.1, 22.2, 22.3, 22.4, and any other applicable provisions of this by-law applicable to lands, buildings and structures within the BEL zone shall apply to the land shown on Schedule “A” hereto.
- 3. In anticipation of the eventual consolidation of By-law 50-88 and all amendments to such By-law, including this amendment, Schedule “B” to this Bylaw is hereby adopted, such Schedule being Zoning Map 3 to By-law 50-88 amended to include the changes made in such Zoning Map by all amendments to By-law 50-88 to date, including this amendment.

READ a First and Second time this day of , 2025.

READ a Third time and FINALLY PASSED this day of , 2025.

Maria Konefal, City Clerk

Joe Preston, Mayor

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Planning & Building Services

Attachment

Prepared By: Jim McCoomb, Manager of Planning Services

- Appendix A: Planning Analysis
- Appendix B: Draft Plan

Subject: Application for Draft Plan of Subdivision Approval – Millers Pond Phase 6

Recommendation:

THAT: Report PD-15-2025 relating to Draft Plan of Subdivision Approval for Millers Pond Phase 6 be received for information; and further,

THAT: The application by Doug Tarry Limited for approval of a proposed Draft Plan of Subdivision File No. 34T-25501 be received.

Background:

An application has been submitted by Doug Tarry Limited for approval of a residential Draft Plan of Subdivision.

The location and the limits of the Plan and its relationship to the surrounding area is shown on the Location Plan. The lands can be described as Part of Block 43, and Part of Block 47, Plan 11M-223, City of St. Thomas.

A planning analysis of the proposed development is attached as Appendix “A”. A copy of the draft plan is attached as Appendix “B”.

Subdivision Proposal Summary:

Phase 6 of Millers Pond is located between Feathers Crossing and Foxtail Lane in the Millers Pond Development Area. The plan encompasses a total area of approximately 3.00 hectares (7.41 acres) and will provide for the development of 1 lot for single-detached dwellings, 20 lots for semi-detached dwellings (40 dwelling units), six blocks for street townhouses (26 units), one block (Block 28) for a walkway and 9 blocks for street reserves.

Two new streets will be created. Street “K” will extend between Foxtail Lane and Feathers Crossing. Street “L” will extend from Street “K” westerly and then southerly to also connect to Feathers Crossing.

The subject lands were originally set aside as a potential school block. However, recently both the Thames Valley District School Board and the London and District Catholic School Board looked at the site and both boards decided not to pursue schools at this location.

Public Meeting:

Bill 23, which received Royal Assent on November 28, 2022, amended the Planning Act in a few ways, including making public meetings no longer required for draft plan of subdivision applications. The approval process is still a public process and requires circulation of a notice to property owners within 120 metres of the subject lands and publishing notice in the newspaper. The public can still contact municipal staff and provide comments before the approval authority makes a decision. It should be noted that as of 2019, with the passing of Bill 108, there are no longer third-party appeal rights for a subdivision.

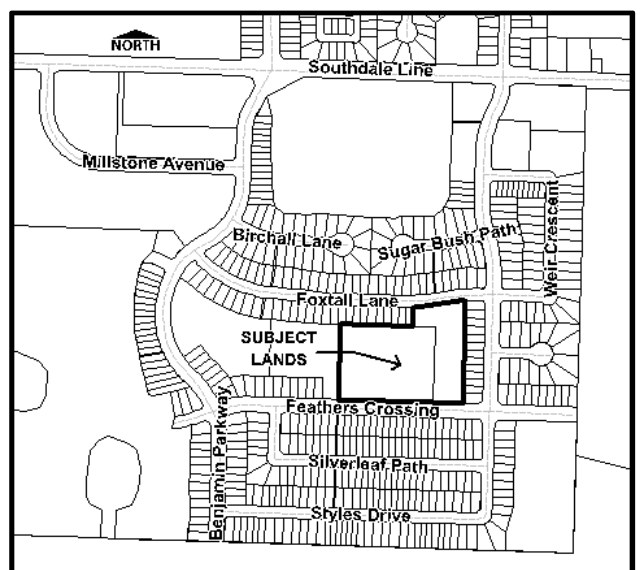
Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #2: Thoughtful, Strategic, and Sustainable Community Growth

Financial Impact:

Doug Tarry Limited is responsible for all costs associated with the development of the lands within the Draft Plan of Subdivision and any work undertaken on adjacent City Streets. The owner is required to pay the approved development fees and charges in addition to the full cost of the installation of the road and municipal services, in accordance with the standard practices and policies of the City as adopted by Council.

Location Plan:



Respectfully,



Jim McCoomb
Manager of Planning Services

Reviewed By:



Planning

Approved By:



City Manager

Appendix "A" Planning Analysis – Millers Pond Phase 6 Draft Plan of Subdivision

Consultation, Complete Application and Notice:

City staff consulted with Doug Tarry Limited on October 2nd, 2024 respecting the planning and servicing for their proposed development and the documentation to be submitted in support of their application.

A formal application with the following supporting documentation was received on March 7th, 2025:

- Draft Plan
- Servicing Report

The application was determined to be complete in accordance with Subsection 51 (19.1) of the Planning Act, as amended, on March 24th, 2025.

Circulation of the application and supporting documentation to external agencies, adjacent municipalities and City Staff for review and comment was initiated on March 28th, 2025 in compliance with the Planning Act and Regulations.

A combined notice of the receipt of a subdivision application, and notice confirming a complete application is to be published in accordance with the requirements of the Planning Act and Ontario Regulation 544/06 in the St. Thomas Times Journal on April 11th, 2025 and will be mailed to property owners within 120 metres of the limits of the property.

The application, plan and supporting documentation are available on the City's website at <http://www.stthomas.ca/content/notices-residents>.

POLICY OVERVIEW:

Provincial Policy Statement

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development by focusing growth and development within urban and rural settlement areas. The PPS recognizes that the land uses must be carefully managed to accommodate appropriate development to meet the full range of current and future needs through efficient development patterns while avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are also encouraged to permit and facilitate a range of housing options, including housing for special needs, through new development.

The Planning Act requires that a decision by Council on a planning application shall be consistent with the Provincial Policy Statement. The PPS promotes strong, livable and healthy communities that enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change. In addition, long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations. The new 2024 PPS is in effect, and in my opinion, relevant policies of the PPS related to Phase 6 include:

Subsection 2.2.1 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by, among other things: (b) permitting and facilitating all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units; and (c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Subsection 2.3.1.1 of the PPS states that "*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused on, where applicable, strategic growth areas, including major transit station areas.*" This area in proximity to the Elgin Centre mall meets the general definition of a strategic growth area, being that it has been, and continues to be, the focus for accommodating intensification and higher-density mixed uses in a more compact built form.

Subsection 2.3.1.3 of the PPS states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options.

Subsection 3.6.2 of the PPS states that "*Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*"

In my opinion, the proposed development is consistent with the relevant policy sections of the 2024 PPS.

St. Thomas Official Plan:

The subject property is designated for residential use in the City of St. Thomas Official Plan. Subsection 5.1.3.1 of the Plan states that *"The "Residential" designation on Schedule "A" means the predominant use of land shall be for low, medium and high density residential use."* The proposed draft plan results in an overall density of approximately 22 units per hectare, which is within the low density range.

Subsection 6.2 of the Plan contains the policies regarding housing. 6.2.6 states that *"Council shall ensure that a portion of new ownership and rental housing is affordable as defined by provincial policy."* The Long term St. Thomas-Elgin Affordable & Social Housing Strategy sets out targets for affordable housing and contains various recommendations for Council to achieve such targets. For the proposed development, the applicant has not indicated a price range for the various built forms.

It is my opinion that the Phase 6 Draft Plan of Subdivision conforms to the relevant policies of the Official Plan.

St. Thomas Zoning By-law:

Zoning By-law 50-88 zones the lands Third Residential Zone (hR3A), which permits the proposed single detached, semi-detached and townhouse residential dwelling types. No zoning amendment is required, however the applicant has filed a concurrent application for a minor variance (COA06-25), seeking the following relief:

- i.) To permit a minimum lot frontage of 9m per dwelling unit for a semi-detached dwelling, whereas Table 1 to Subsection 7A.4, Column Number 2, Item Number 2, requires a minimum lot frontage of 10m per dwelling unit for a semi-detached dwelling.
- ii.) To permit a maximum of six (6) townhouse dwelling units per lot, whereas Table 1 to Subsection 7A.4, Column Number 6, Item Number 7, permits a maximum of four (4) townhouse dwelling units per lot.
- iii.) To permit a townhouse dwelling residential driveway with a maximum area of 51% of the front yard, whereas Subsection 4.2.6.3(c) provides that no parking lot, parking space or residential driveway shall be located or used within a front yard if the area of all driveways, parking spaces and parking lots in such yard exceeds 50% of the area of such yard.
- iv.) To permit a townhouse residential driveway with a maximum length of 51% of the front lot line, whereas Subsection 4.2.6.4(a) provides that no residential driveway or parking space shall be located or used if the total width of all such driveways and parking spaces on a lot where they intersect the front lot line exceeds fifty (50%) per cent of the length of the front lot line.

The lands are subject to the standard holding zone requirements set out in Section 2.2 of Zoning By-law 50-88. The requirements of the holding zone must be met to the satisfaction of the City and the holding symbol removed by way of amendment to the Zoning By-law prior to the development on the lands proceeding. The requirements of Section 2.2 of the Zoning By-law are normally satisfied through the subdivision approval process following the draft approval of the Plan.

Municipal Services:

Full Municipal services are available to the Subdivision Plan. The design, and the installation of sanitary and water services will be in accordance with the City's Design Guidelines Manual.

Final approval of the Plan is also subject to confirmation by the Director, Environmental Services and City Engineer, that there is sufficient uncommitted reserve treatment capacity within the sanitary sewerage system to service the proposed Plan.

Earlier comments received from Environmental Services staff for the Millers Pond Development Area indicates that ES has no concerns with the provision of municipal services for this area.

DRAFT PLAN OF SUBDIVISION

BLOCK 43 AND PART OF BLOCK 47
RESERVED PLAN 11V-2246
IN THE
GEOGRAPHIC TOWNSHIP OF WARRHOOTH
CITY OF ST. THOMAS
COUNTY OF ELGIN

INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT RSO 1990

- (1) THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN THEREON;
- (2) THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN THEREON;
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- (40) THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN THEREON;

NO OTHER RIGHTS, EASEMENTS, OR INTERESTS ARE SHOWN ON THIS PLAN AND CAN BE CONVERTED TO FEET BY DIVIDING BY 1.0936.



KEY PLAN

SCALE: 1:10,000

AREA SUMMARY

LOT	DESCRIPTION	AREA (SQ. FT.)
LOT 27	SMALL DETACHED RESIDENTIAL	1,040
LOTS 1-3, 5-13, 15-22, 25, 26	SMALL-DETACHED RESIDENTIAL	1,040
LOTS 4, 6, 14, 16, 23, 24	TOWNHOUSE RESIDENTIAL	0,737
RESERVED STREETS	STREET 'K', STREET 'L'	0,000
BLOCK 28	TOWNHOMES/SEMI-DETACHED BLOCK	0,000
BLOCK 29-37	RESIDENTIAL	0,000
TOTAL		3,007



SCALE: 1:500

CJDL
Consulting Engineers
JAN 01, 2011

7 MARKET SQUARE, SUITE 100
TOWNSHIP OF WARRHOOTH, ST. THOMAS, ONTARIO, CANADA
N5R 4C5
TEL: 519-888-2022
FAX: 519-888-2023
WWW.CJDL.COM



J:\MCH\Projects\2022\20221014\Landscape\202211 Draft Plan 049 2025 03 08 4:59:09 PM CAD/COR36 1 254

March 27, 2025
Doug Tarry Ltd. c/o Tracy Tucker
ttucker@dtdev.ca

Committee of Adjustment - Minor Variance Notice of Decision – Millers Pond Phase 6 – Doug Tarry Ltd.

Please be advised that the Committee of Adjustment of the City of St. Thomas passed the following resolution on March 27, 2025:

THAT: Application A06-25 by Doug Tarry Limited on lands that may be legally described as **PLAN 11M-223 BLOCK 43 & PART OF BLOCK 47** for a minor variance pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended, on lands municipally known as Millers Pond Phase 6 the City of St. Thomas, Ontario be approved as follows:

1. To permit a minimum lot frontage of 9m per dwelling unit for a semi-detached dwelling, on an interior lot
2. To permit a maximum of six (6) townhouse dwelling units per lot,
3. To permit a townhouse dwelling residential driveway with a maximum area of 51% of the front yard, on an interior lot, and
4. To permit a townhouse residential driveway with a maximum length of 51% of the front lot line, on an interior lot.

An appeal to the Ontario Land Tribunal (OLT) regarding the above decision may be made by filing a notice of appeal with the City Clerk either via the OLT e-file portal (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting St. Thomas (City) - City Clerk as the Approval Authority, or in person or by mail to 545 Talbot Street, St. Thomas, ON, N5P 3V7, no later than **4:30 p.m. on April 16, 2025**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. After the appeal period has expired, the decision will be final and binding. The appeal fee, found on the OLT website can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to customerservice@stthomas.ca.

Only specific stakeholders, including the applicant, the Minister, public bodies or a “specified person” as defined by the Planning Act may appeal to the OLT.

Should you wish any further information please do not hesitate to contact me.

Sincerely,



Sherry Steadman, Assistant Secretary - Treasurer
Committee of Adjustment

cc: A. DiCicco, Chief Building Official
S. Craig, Senior Planning Technician



Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Environmental Services

Attachment

Prepared By: Matthew Vriens, Manager of Transportation & Bylaw

Subject: Downtown Oktoberfest 2025 – Request for Road Closures

Recommendation:

THAT: Report ES11-25 Downtown Oktoberfest 2025 – Request for Road Closures be received; and further,

THAT: Council approve the temporary closure of Moore Street from Talbot Street to Centre Street and Talbot Street from the east side of St. Catherine Street to Ross Street from 10:00am to 11:00pm, on Saturday September 20th 2025 to allow for the Downtown Oktoberfest.

Background:

A special event permit application was received from the organizers of the Downtown Oktoberfest. The event requires road closures to accommodate the event festivities. The special events committee passed a resolution on December 4th 2024, giving full support for the event subject to all requirements being met. Event organizers will arrange with City staff to set up and take down all required road closures and traffic signs. The lane from Centre Street to the Moore St. parking lot will be open for access, and access to the transit garage and fueling station will be maintained. A temporary transit detour will also be put into place and posted in advance.

The road sections recommend for closure are illustrated in the map.



Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #1: Public Safety and Community Well-being

Financial Impact:

The cost of the recommendations within this report can be accommodated within the 2025 Environmental Services Operating Budget.

Respectfully,

Matthew Vriens,
Manager of Transportation & By-law

Reviewed By: City Engineer

Approved By: City Manager

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Environmental Services

Attachment

Prepared By: Matthew Vriens, Manager of Transportation and Bylaw

Subject: Railway City Road Race 2025 – Road Closure Request

Recommendation:

THAT: Report ES12-25 relating to Railway City Road Race 2025 – Road Closure Request be received; and further,

THAT: Council authorize the road closures as outlined in ES12-25, and further;

THAT: The Railway City Road Race event organizers coordinate the safe operation of the traffic control points recommended in ES12-25.

Background:

A Special Event Permit Application was received from the organizers of the Railway City Road Race Special Event. The event requires road closures and traffic control at certain points along the designated routes. The Special Events Committee passed a resolution on February 5th 2025 giving full support for the event subject to all requirements being met.

Subject to Council approval, the Railway City Road Race will be held Sunday September 28th 2025 and consists of a Half Marathon (21.1km), a 5km, and a 10km Walk/Run as well as a 1km kids Fun Run, with funds donated to charity. The first race will start at 8:30 am followed at 9:00 am for the subsequent events from CASO Station. Earlier road closure times are to allow for set-up. All participants are to follow the existing rules of the road. There are traffic control points along the race route that require road closures, traffic control or monitoring. Event organizers will arrange for St. Thomas Police Service, and City Staff to assist with the requirements.

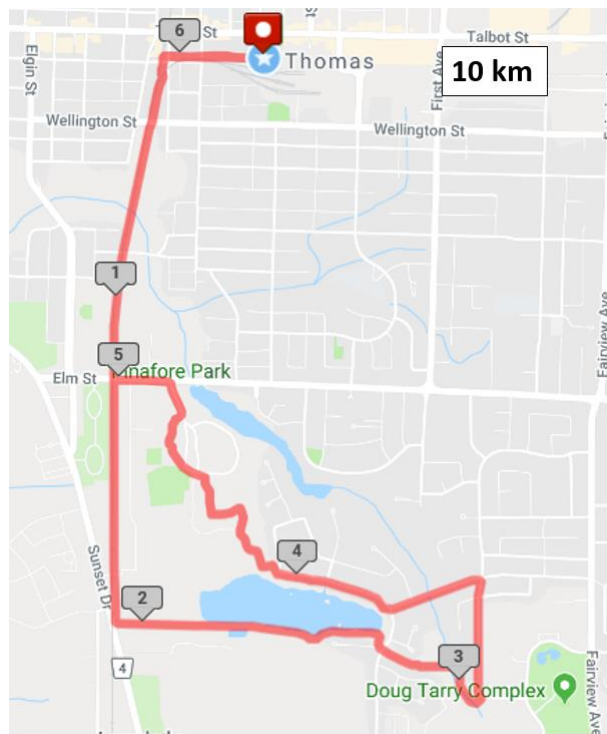
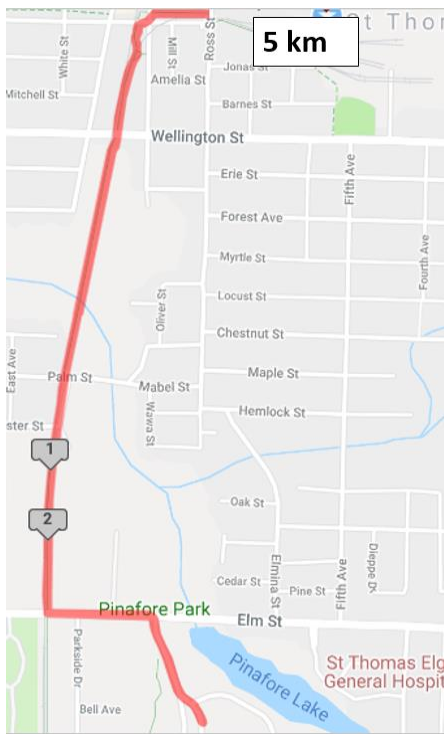
Event organizers will be required to notify all residents and facilities that are impacted by this event.

Analysis:

The road closures, traffic control points and recommended requirements are as follows:

Traffic Control Point	Location	Management
a	Ross St. (Between Talbot St. And Centre St.)	Road Closure from 6am-1pm
b	Moore St. (Just North of Trail to Amelia St.)	Road Closure from 6am-1pm
c	Centre St. (Between Princess Ave and Ross St.)	Road Closure from 6am-1pm
d	Centre St. at Princess Ave	STPS to control traffic from 8:30am-9am
e	Centre St. at Elgin St.	STPS to control traffic from 8:30am-9am
f	Centre St. at Stanley St.	STPS to control traffic from 8:30am-9am
g	Centre St at White St., Southwick St., Hincks St., Metcalfe., Queen St., William St., Church St., and King St.	Controlled by Stop signs. Volunteers be present to remind runners to follow Rules of the Road and cross safely.
h	Wellington St. (Between Princess Ave and Moore St. at Trail Crossing)	STPS to control traffic from 8:30am- 12:30pm.
i	Palm St. and Victor Dr. (where pathway crosses Palm St.)	STPS to control traffic for duration of event 8:45am - 12:30pm.
j	Victor Dr. (Between Palm St. and Chester St.)	Road Closure from 8am-1pm
k	Chester St. (Between East Side of Arena Entrance and Victor St.)	Road Closure from 8am-1pm (Local traffic only sign at East Ave and Chester)

Traffic Control Point	Location	Management
l	Elm St. (From Wilson Ave to Elmina)	Road Closure from 7am -10am to all Traffic Except Emergency Services. At 10am the northern lane and the middle lane will be open to two way traffic. The southern lane will be used by runners until 12:30pm. STPS will monitor traffic on Elm St.
m	Elm St. at Parkside Dr.	Road Access Closure from 7am-12:30pm. Traffic on Parkside to exit on Sunset Dr.
n	Entrance to Parkside Collegiate and Railway Trail	Volunteers be present to remind runners to follow Rules of the Road and cross safely. 8:30am-10am
o	Angus McKenzie Trail and Lake Margaret Trail	Monitored by crosswalk with flashing lights and Volunteers be present to remind runners to follow Rules of the Road and cross safely
p	Bill Martin Parkway (South of Entrance to the Fanshawe parking lot – Southdale Line)	Road Closure from 8am-12pm. Event organizers to ensure that this closure doesn't affect any activities scheduled at the schools or sports fields located on Bill Martin Parkway
q	Trail to the South of Doug Tarry Sports Complex and Fairview Ave	Monitored by crosswalk with flashing lights. Volunteers be present to remind runners to follow Rules of the Road and cross safely
r	Faith Church Driveway and Southdale	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
s	Trail at intersection of Penhale Ave and Southdale	Controlled by Stop signs. Volunteers be present to remind runners to follow Rules of the Road and cross safely.
t	Trail at intersection of Peach Tree Blvd. and Southdale Line	Controlled by Stop signs. Volunteers be present to remind runners to follow Rules of the Road and cross safely.
u	Trail at Empire Pkwy, and Trail at Pear Tree Ave	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
v	Renaissance Dr. at Oxford Terrace, Auburn Dr., Harlequin Ct.,	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
w	Sauve Ave at Harrington Crescent (Both Intersections) and Galbraith Ct.	Volunteers be present to remind runners to follow Rules of the Road and cross safely.
x	Intersection of Lake Margaret Trail and Axford Parkway	Controlled by Stop Signs. Volunteers to be present to remind runners to follow Rules of the Road and cross safely.
z	Inside Pinafore Park, the intersection of the interior loop and the roadway leading to the back of the park near Emslie Field	Signage and Volunteers directing runners
* All Traffic Control points that include STPS to be arranged and reviewed between organizers and STPS.		
** Road Closures will be performed by City Staff.		



Strategic Priority:

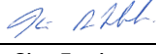
Strategic Pillar: Excellence in All We Do - Priority #1: Public Safety and Community Well-being

Financial Impact:

The cost of the recommendations within this report can be accommodated within the 2025 Environmental Services Operating Budget.

Respectfully,

Matthew Vriens,
Manager of Transportation & By-law

Reviewed By: 
City Engineer

Approved By: 
City Manager

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: City Manager's Office

Attachment

Prepared By: Lisa Higgs, City Manager

Subject: Indigenous First Nations Gathering Place

Recommendation:

THAT: Report CMO-02-25 relating to Indigenous First Nations Gathering Place be received for information; and further,

THAT: Staff be directed to consult with local First Nations and Indigenous representatives to explore collaborating on an Indigenous First Nations Gathering Place within the City of St. Thomas.

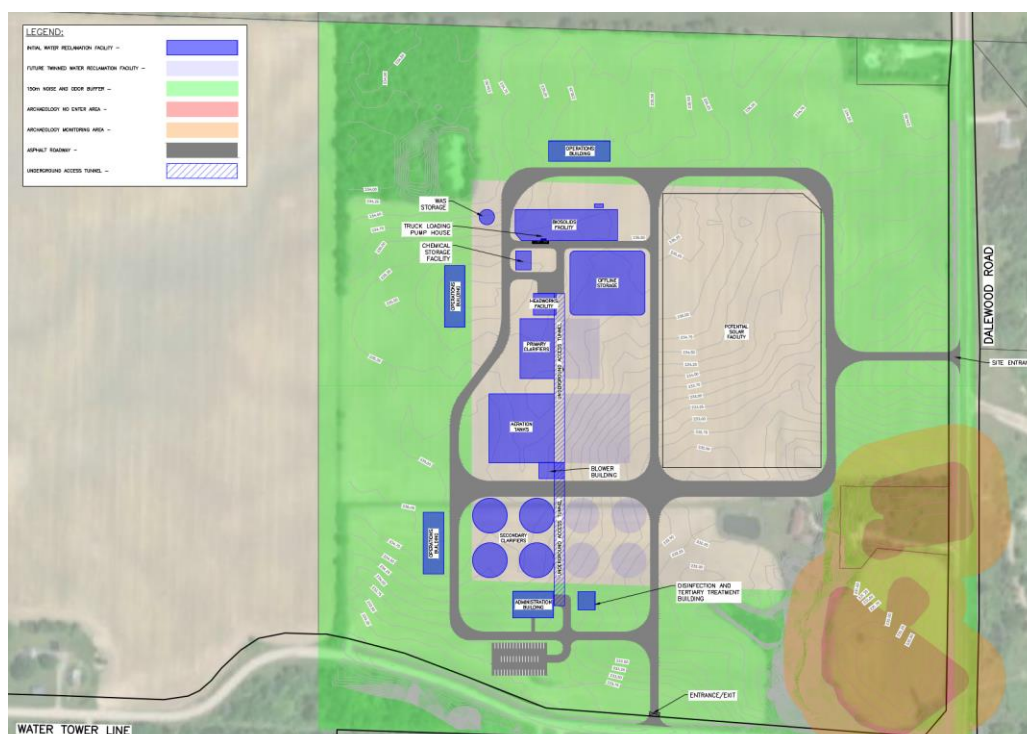
Background:

As part of the land acquisition for the City's new Water Reclamation Facility (pollution control plant), archaeological investigations have been completed on the site, with a location in the Southeast corner generating sufficient findings to advance the investigation to further stages of study.

Citing the Truth and Reconciliation's Calls to Action, a member of council requested that staff explore potentially utilizing the archaeological site adjacent to the WRF as a possible Indigenous First Nations Gathering Place. Indigenous First Nations Gathering places are spaces designed for cultural expression, community building, and reconciliation efforts, often incorporating elements inspired by Indigenous traditions and philosophies.

Among the Truth and Reconciliation's calls to action include: a recommendation to develop and implement plans and strategies for commemorating contributions of Aboriginal peoples to Canada's history (#79); a call to artists and to community to collaborate and create projects that contribute to the reconciliation process (#83); and a requirement for municipalities to use the the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) as a framework for implementation (#43). Article 11 of UNDRIP enshrines the rights of Indigenous Peoples to practicing and revitalizing cultural traditions and customs, while the National Action Plan on Missing and Murdered Indigenous Women and Girls calls for gathering places to safely share truth and commemorate those missing.

As a reminder, the WRF draft site plan is shown below for 50MLD size in dark blue. The ghosted light blue colour are the features required to expand to 100MLD. The area to the right of the 100MLD inside the gray roads will include a large holding pond and a potential solar generation array. Outside the gray roads would be topsoil berms and security fence. A further twinning of the plant (to 200 MLD) is possible east of the grey north-south road. The southeast corner (in orange) is the area that remains uncleared based on archaeological findings.



Given that the archaeological area adjacent to the new WRF is underneath existing hydroelectric power lines, is located very close to sewage treatment facilities and (its future expansions), and outside the City's municipal boundary, it is not recommended as a site for an Indigenous First Nations Gathering Place.

While there have been previous, informal appeals by First Nations groups for the City to create a space, it is critical that any space is considered, at the outset, with comprehensive Indigenous consultation in the planning, design, siting, and construction process. It is critical that the gathering place is unique, appropriate, and an intentional space created collaboratively. There may also be opportunities to work with existing community partners to expand on this collaboration, as part of a future housing initiative.

It is important that any consultation is supported by sufficient funding; an unfunded offer to create a gathering space may feel like an empty promise and could negatively impact reconciliation efforts. The 2025 budget does not contain allocated funds for a space, so initial communication with First Nations and Indigenous representatives will have to clearly articulate the budgetary constraints, with an indication that execution of the project is subject to funds being allocated in the future. If Council does not anticipate funding a space in the future, collaboration should not be initiated.

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #4: Equitable, Accessible, and Inclusive Communities

Strategic Pillar: Prepared and Resilient City - Priority #5: Reciprocal Partnerships

Financial Impact:

There are no financial impacts in initiating discussions, but there are costs associated with the capital construction of a gathering place and possible ongoing operating costs.

Respectfully,



Reviewed By:



Social Services Industrial Development PRF

Approved By:



City Manager

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Parks, Recreation & Facilities

Attachment

Prepared By: Adrienne Lacey Griffin, Manager of Parks and Forestry
Matthew Vriens, Manager of Transportation and Bylaw

Subject: Naturalized Parkland and By-Law 92-2022 Review

Recommendation:

THAT: Report PRF-03-25 relating to Naturalized Parkland and By-Law 92-2022 Review be received for information.

Background:

At the September 9th 2024, Council meeting members expressed concern about unsightly areas where natural gardens may have been planted and left naturalized and requested a review of the natural gardens provision of the Lot Maintenance By-law.

Analysis:

By-law 92-2022 - Lot Maintenance Amendment

The City’s Lot Maintenance By-law was amended through By-law 92-2022 to encourage homeowners to create and care for intentional, eco-friendly natural gardens, while ensuring neighborhood standards are maintained.

A naturalized area or natural garden is not an area that has simply not been maintained. Within amending By-law 92-2022, a “Natural Garden means a defined area of vegetation that has been deliberately planted or cultivated with species of wildflowers, shrubs, perennials, ornamental grasses, or a combination of them consistent with a maintained and natural landscape other than regularly mown grass.”

Additionally, under Section 5.1 of the amending By-law, all natural gardens must be in accordance with the following requirements:

- a) Shall not be left in an unmaintained state
- b) Does not encroach above or onto any adjacent property
- c) Where a natural garden is located within a daylight corner, as defined by the Zoning By-law, such natural garden must comply with all provisions in the By-law.

Summary of E11 Service Requests Related to Naturalized Areas (Jan 2023 – Jan 2025)

Staff have received a total of 39 E11 service requests related to naturalized areas. These requests pertain to areas that were claimed or considered to be naturalized and do not include frequent complaints about overgrown lawns. A breakdown of the 39 service requests is provided below:

- **11** requests related to a resident cutting City-owned naturalized areas.
 - These requests were addressed through Parks and Recreation By-law 96-2019.
- **16** requests related to City-owned naturalized areas.
 - These areas are maintained as per the City’s Naturalized Parkland guidelines and the Recreational Trail Standard
- **12** requests related to Bylaw 92-2022 Lot Maintenance.
 - 9 were deemed in compliance with the Lot Maintenance Bylaw.
 - 3 were resolved through bylaw enforcement intervention.

Since the inclusion of naturalized areas in the Lot Maintenance Bylaw, staff have observed minimal issue of non-compliance. The bylaw is designed with guiding principles to permit these additional options for yard styles, while ensuring the necessary tools are in place to maintain neighborhood standards.

Naturalized Parklands and Open Spaces

Over the past three years, Parks staff have worked together with Ontario NativeScape to establish carefully planned naturalized spaces within less active parks and along recreational trails. The purpose of these efforts is to protect the environment while improving how resources are managed.

Goldenrod is often mistaken for ragweed. While ragweed’s wind-borne pollen causes allergies, goldenrod’s heavy pollen is not airborne. Goldenrod is vital for pollinators, as nectar-rich late fall bloomer helping bees

produce strong queens and fueling monarch butterflies for their migration to Mexico. Establishing naturalized areas takes time, as prairie grasses and native plants need a few years to take root, but they're designed to thrive and evolve.

Park staff work to remove invasive species and engage the community through interpretive signage and the *Wild Wisdom* series; an interactive event celebrating the connection between parks, nature, and seasonal changes. These efforts create essential habitats for pollinators and wildlife, addressing habitat loss caused by urban development. Using hardy native plants reduces water use, decreases maintenance needs, and deters geese by disrupting their nesting behaviors.

Supporting naturalized spaces aligns with St. Thomas' Bee City status and Council's Strategic Plan Priority #6. In spring 2024, the Parks Department updated its maintenance standards to limit mowing in less active areas and prioritize invasive species removal, encouraging native plant growth.

These naturalization projects reflect St. Thomas' commitment to biodiversity, efficient operations, and community involvement. By balancing ecological care with urban needs, the City is shaping healthier ecosystems and vibrant parklands for everyone to enjoy now and into the future.

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #6: Environmental Stewardship

Financial Impact:

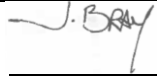
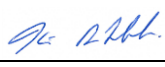
None

Respectfully,

Adrienne Lacey Griffin
Manager of Parks and Forestry

Matthew Vriens
Manager of Transportation & Bylaw

Reviewed By:

 PRF  City Engineer

Approved By:


City Manager



Rural Lambton Stewardship Network



- Started as a pilot project in 1994 with the Ministry of Natural Resources
- One of 46 Ontario Stewardship Councils
- Dissolved March 2013
- Incorporated in 2013 as a not for profit organization
- Relocated to Wallaceburg





WHY WE STARTED





Original Seed Was Hand Collected From Provincial Parks with OMNR permits



Partnering with Local Greenhouse Operators for Propagation



Plug Planting Seed Production Beds





Flaxseed is lowest production crop for Douglas Center property



Rapeseed plants - Grey-headed Coneflower



Harvest time





Custom Seed Cleaning Facility



Tallgrass Prairie Planting Equipment





Several Benefits to Planting Native Species



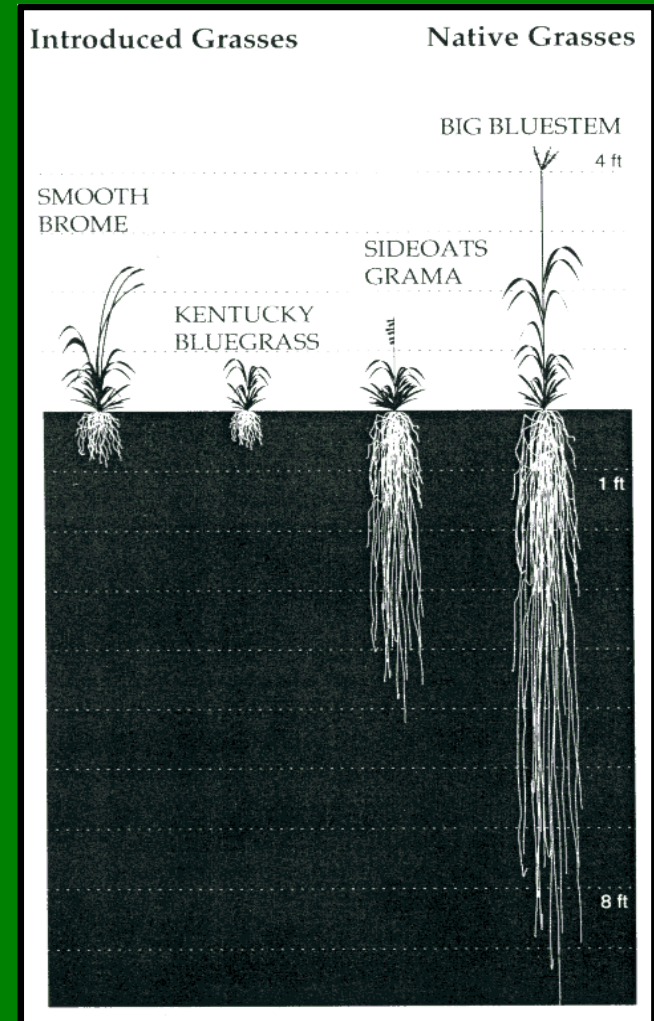
1. Reduced Mowing Cost
2. Reduction in Spraying
3. Increased Diversity for Pollinators/Butterflies

4. Carbon Sequestration



Deep Rooting System


- Extensive rooting system helps prevent erosion
- Carbon Sequestration
- Provides strength to outcompete noxious weeds
- Remains upright in the winter time acting as a living snow fence.



Why is Native Prairie important?




WANTED
FOR POLLINATION OF CROPS AND WILDFLOWERS



These bees pass through most of Eastern North America. Bumble occidentalis numbers have sharply declined in recent years. To conserve B. occidentalis, the Service jointly is requesting the farmer and current owner of this bumble bee, who may need your help, any information leading to the preservation of this species will be well rewarded with increased food rewards.

WESTERN BUMBLE BEE A.K.A. BOMBUS OCCIDENTALIS

Bombus occidentalis varieties have three main different color patterns:



Find New Western Bumble in Great Britain, red & white
Find in north west Britain
Find from the Dutch Atlantic to Asia

If you have seen *Bombus occidentalis* please contact info@xerces.org
For more information on bumble bees in decline please visit www.xerces.org/bumblebees

Wanted by Xerces Society Support for Xerces and Conservation provided by the U.S. Fish & Wildlife Service





Before/After Projects 2007 - 2024





Enbridge/First Solar

175 acre TGP restoration





Port Lambton Lagoons





Hwy. 40 Prairie Passage 2002 - 2024 Before (non productive habitat)



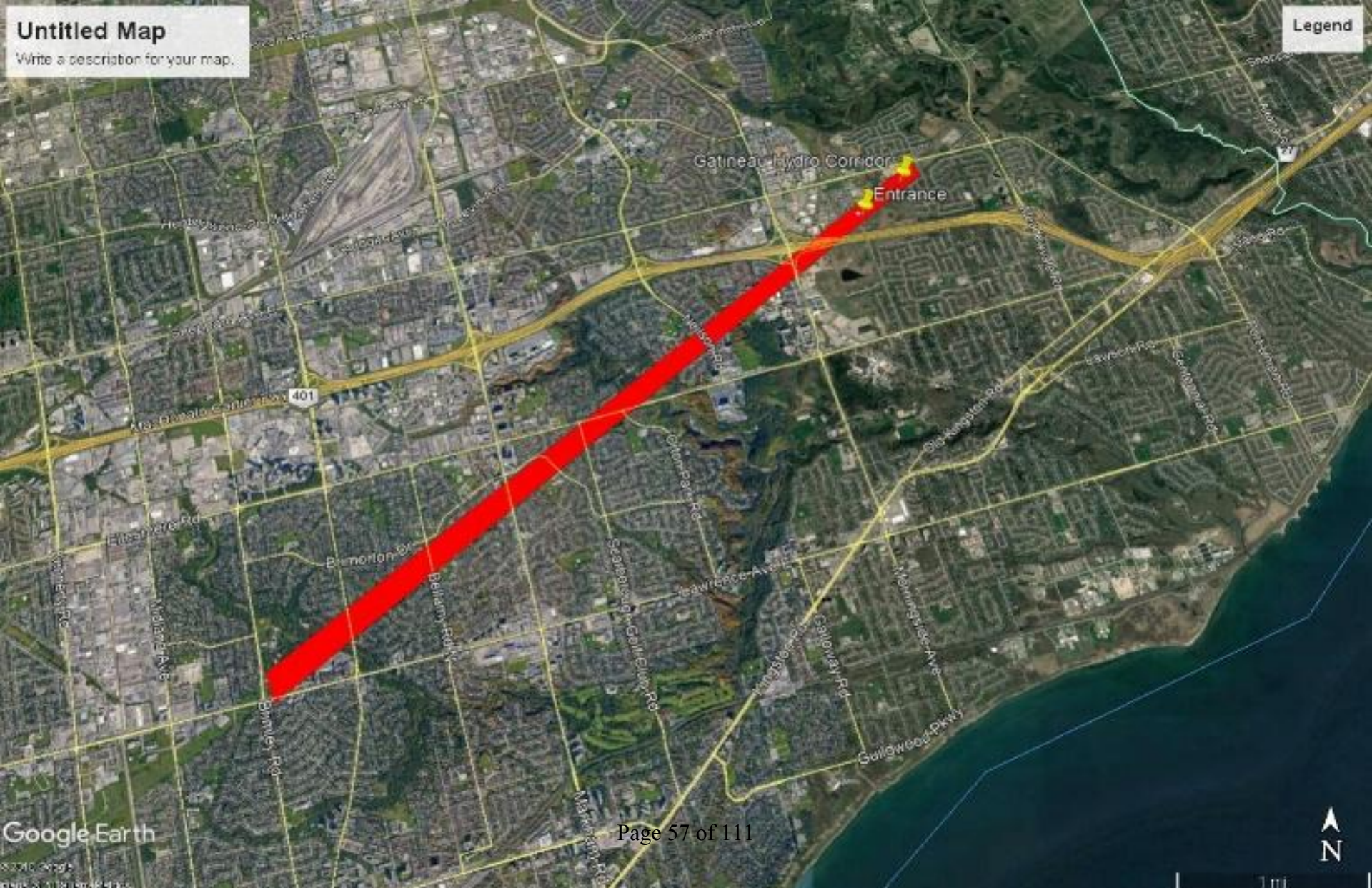


130 acre Gatineau Hydro Corridor Partnership with TRCA



Untitled Map
Write a description for your map.

Legend





Gatineau Hydro Corridor Site Prep/Planting/Weeds/Prairie





Went from being mowed since the 80's to a Highly Productive Pollinator Habitat





Gatineau Hydro Corridor 40,000 residents



Meadow Restoration

To who has been planted with some wildflowers and grasses. Folks are pleased for the success of any meadow. We will expect to see beautiful wildflowers sometime in 2015. We will expect to see beautiful wildflowers sometime in 2015. We will expect to see beautiful wildflowers sometime in 2015. We will expect to see beautiful wildflowers sometime in 2015.

Conservation
City of Toronto



Before 2005 After 2020





Native Prairie Planting

Since 1996 – Ontario NativeScape/RLSN have established over 4479 acres in Ontario from Windsor-Ottawa on over 460 projects.



Patience



Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Industrial Development

Attachment

Prepared By: Nathan Bokma, P. Eng.
Senior Project Manager

Subject: Yarmouth Yards Earthworks and Servicing Phase 3 – Tender Award

Recommendation:

THAT: Report ID-01-25 relating to *Yarmouth Yards Earthworks and Servicing Phase 3 – Tender Award* be received for information; and further,

THAT: Council award the *Yarmouth Yards Earthworks and Servicing Phase 3* to J-AAR Civil Infrastructures Limited in the amount of \$24,612,957.71, excluding HST.

Background:

As part of the ongoing site preparation works for the PowerCo site and Yarmouth Yards Industrial Park, a comprehensive earthworks and servicing project was designed and procured to provide municipal services to the eastern side of the Yarmouth Yards Industrial Park. The east side of the YY Industrial Park will be the home to future suppliers of PowerCo as well as other standalone industries that desire to locate to St. Thomas. The Yarmouth Yards Earthworks and Servicing Phase 3 (YYES3) project scope includes the installation of large watermains (350 – 600mm in diameter), sanitary sewers and forcemains, large storm sewers, 2 new roundabouts, new roadways with curb and asphalt, utility conduit crossings, and a large stormwater management pond (SWM) with outlet to the adjacent municipal drain.

See adjacent figure for the project limits of the YYES3 project.

This project is very large and will be broken out into 2 parts with separate completion dates. The 2025 work limits for YYES3 are shown in light blue, which include the extension of South Edgeware Road out to Yarmouth Centre Road. The YYES3 2025 works are to be substantially completed by November 1, 2025.

The 2026 work limits for YYES3 are shown in dark blue, which include all of Battery Boulevard with new roundabout at Ron McNeil Line. The SWM pond will be mostly completed in 2025 with landscaping works and trails done in 2026. The YYES3 2026 works are to be substantially completed by November 1, 2026.

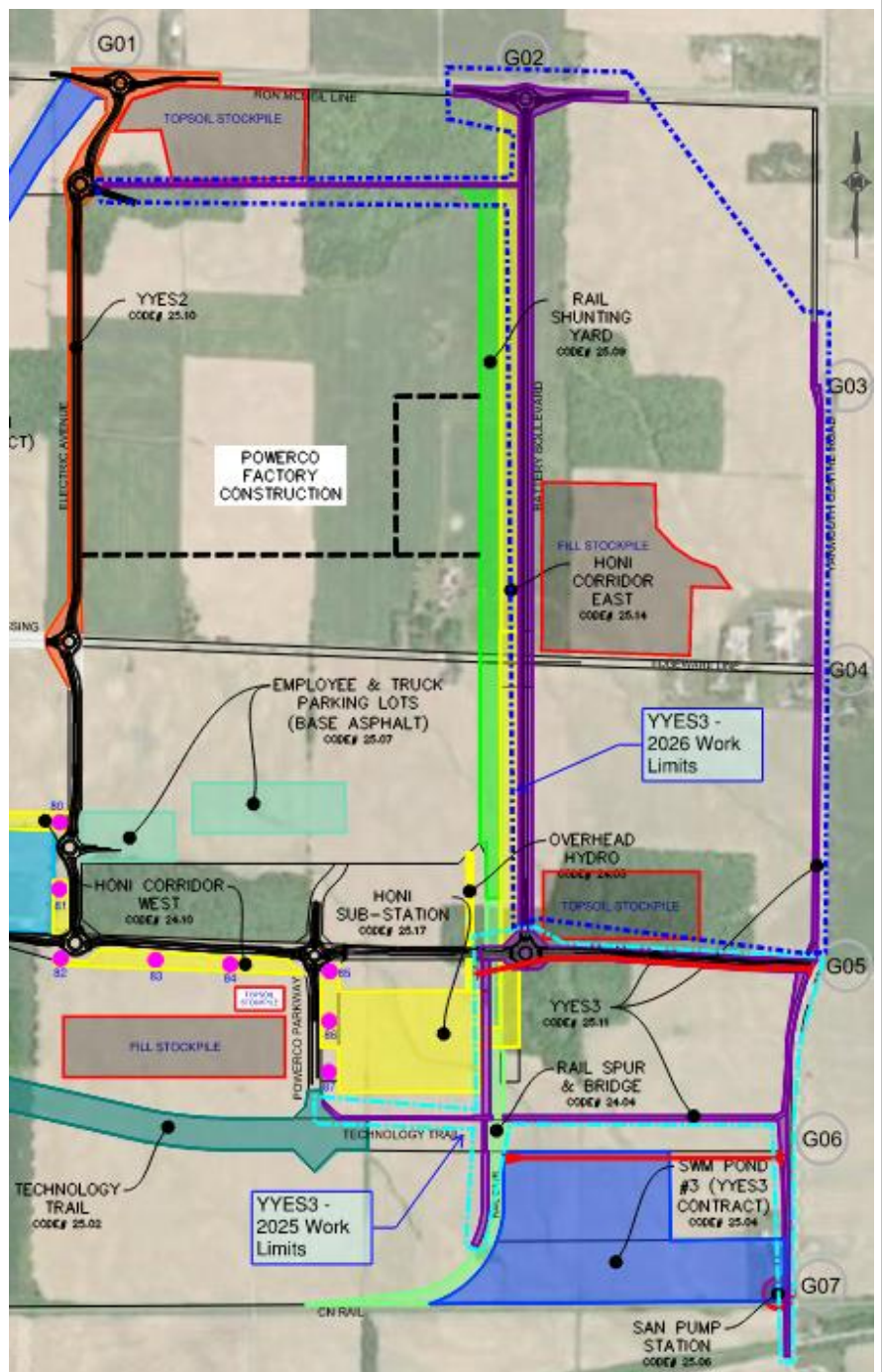


Figure 1: YYES3 (Purple Area) project limits

Analysis:

Tender Award

A request for pre-qualification was carried out in advance of the tender and six (6) contractors were selected to bid. Request for Tender 2025-015 was posted on the City’s electronic bid portal stthomas.bidsandtenders.ca on March 5, 2025. The Tender closed March 28, 2025, at 2:00 p.m. Bids were received from the following companies:

	Bidder	Contract Price (Excludes HST)
1	J-AAR Civil Infrastructures Limited	\$24,612,957.71
2	Blue-Con Construction	\$25,287,000.00
3	L82 Construction Ltd	\$27,088,070.33
4	Amico Infrastructures Inc.	\$27,890,897.25
5	Van Bree Infrastructure	\$28,265,829.88
6	PV-EX Construction Ltd.	\$28,386,146.01

All bids were found to be compliant. The project is expected to start in late April following Tender Award and receipt of required documentation. The project is anticipated to be substantially complete on November 1, 2026.

Financial Considerations:

City received great interest in this tender call with 6 submitted bids. The table below summarizes the anticipated expenditures and funding details.

	Expenditures	Funding
Base Contract	\$24,612,957.71	
Contingency	\$1,400,000.00	
Utility Relocations Allowance	\$300,000.00	
Sub Total	\$26,312,957.71	
Net HST (1.76%)	\$463,108.06	
Total Commitment	\$26,776,065.77	
Allocated Funding		\$27,000,000.00

Arcadis, the engineering consultant for the YY Industrial Park, will be providing contract administration and inspection services for this project. Their assignment with fees was awarded as per Report ID-01-25, which included YYES3.


The pricing received represents good value and falls within the allocated budget, which is covered by the Industrial Development Funding. As a result, staff recommended proceeding.

Respectfully,



Nathan Bokma, P.Eng.
Senior Project Manager – Industrial Development

Reviewed By:


Ind. Dev
Treasury

Approved By:


City Manager

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Environmental Services

Attachment

Prepared By: Daniel Koppert, LET, PMP, Manager of Capital Works

Subject: MTO Highway 3 Project Update

Recommendation:

THAT: Report ES-13-25 MTO Highway 3 Project Update be received for information.

Background:

In response to projected growth in the area and with the electric vehicle (EV) battery manufacturing facility announcement in the Spring of 2023, the Ministry of Transportation (MTO) initiated a Class Environmental Assessment (Class EA) for the twinning of existing Highway 3 through St. Thomas (GWP 3041-22-00) and for a new alignment of Highway 3 bypassing Talbotville (GWP 3042-22-00) as shown in **Figure 1**. A notice of study completion was posted on January 31st, 2024 with both projects advancing to detailed design. More information regarding the Class EA process, project scope, preferred options and recommendations can be found at www.highway3elgin.ca

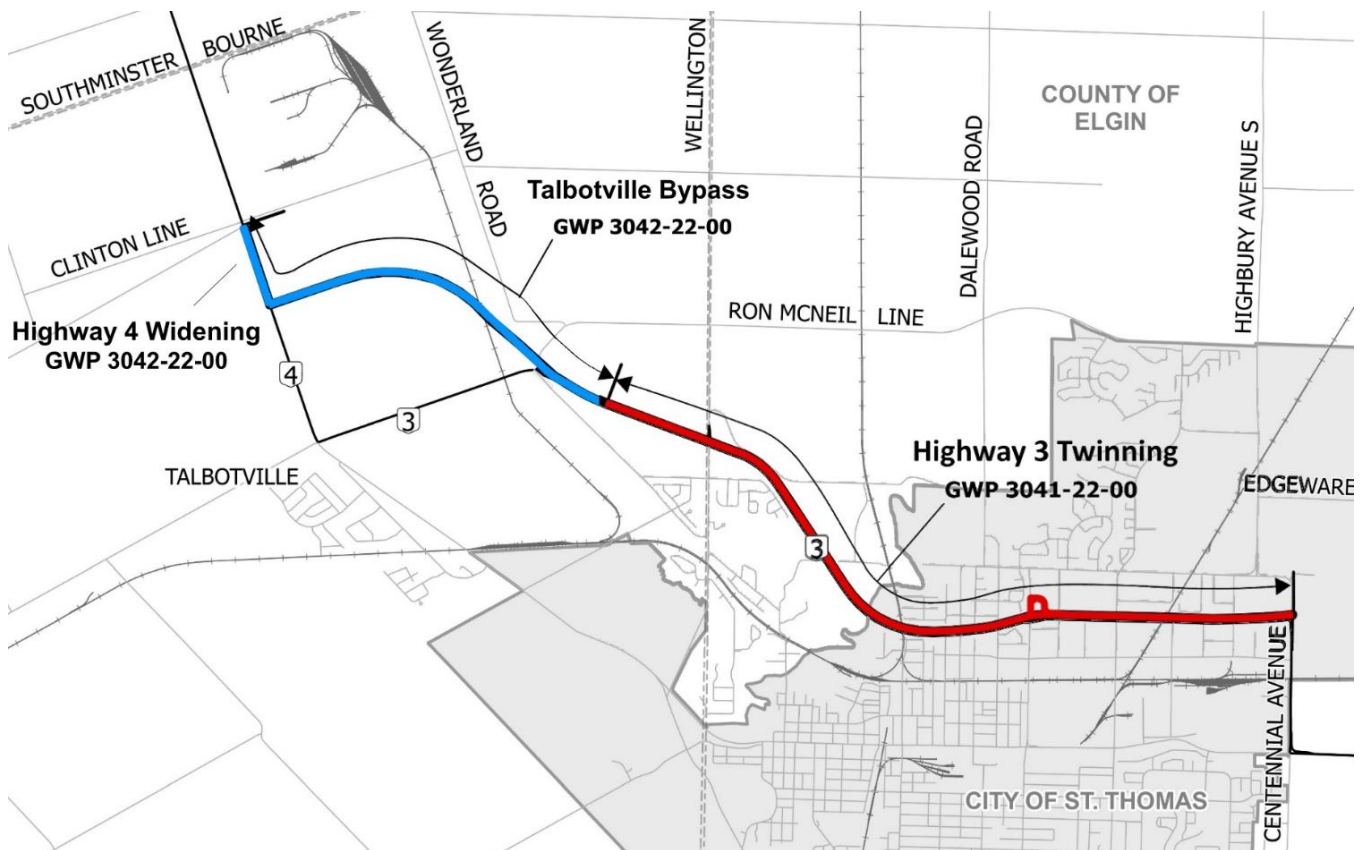


Figure 1 – MTO Projects

Analysis:

The MTO projects consist generally of the following components:

Talbotville Bypass (GWP 3042-22-00)

- Widening of existing Highway 4 from two to four-lanes (from the new Talbotville Bypass to Clinton Line)
- A new Highway 3 alignment bypassing Talbotville (also known as the Talbotville Bypass),
- Connecting Highway 3 near Ron McNeil Line to Highway 4
- Roundabout at Highway 4 and Talbotville Bypass
- Interchange at Ron McNeil Line / Wonderland Road
- Associated drainage and infrastructure improvements to facilitate the construction of the bypass, including construction of new culverts, and bridges
- Replacement of utilities in conflict with the planned roadway

Highway 3 Twinning (GWP 3041-22-00)

- Twinning of Highway 3 through St. Thomas (Centennial Avenue to Ron McNeil Line)
- Interchange at Wellington Road
- Improvements to First Avenue interchange (as shown in **Figure 2**)
- Connection to proposed Centennial Avenue roundabout (study being completed by others)
- Twinning of Kettle Creek Bridge (as shown in **Figure 3**)
- Associated drainage improvements (culverts and sewers)
- Replacement of utilities in conflict with the planned roadway
- Noise barriers and retaining walls, as required



Figure 2 – Conceptual Rendering of the Improvements at the First Avenue Interchange

As per the mandatory notice provided at the February 3, 2025 Council Meeting, the MTO is undertaking expropriation of 12 properties (partial and/or full) within the City of St. Thomas along the MTO corridor to accommodate the work. This property acquisition work is still in progress.

City staff have been meeting with the MTO’s design team and other area municipal representatives on a monthly basis since the completion of the Class EA to advance detailed design as it relates to the municipal infrastructure, and to address any municipal related concerns.

The Talbotville Bypass and Highway 3 Twinning is a multi-year construction project that the MTO intends to complete in stages under multiple contracts. Detailed design is progressing rapidly and the MTO has advised that construction on the Talbotville Bypass (GWP 3042-22-00) project is expected to begin in the summer of 2025. This project will require large quantities of fill for the construction of the Highway 3 and Ron McNeil Line Interchange that will be excavated from the west side of the Highway 3 Expressway in St. Thomas between Centennial Avenue and First Avenue and transported to the Talbotville Bypass project area. Tree clearing in advance of this work has begun already, with excavation expected to begin as early as July.



Figure 3 – Conceptual Rendering of the Proposed Kettle Creek Bridge

The St. Thomas Area Water Supply System (STAWSS) existing 750mm transmission main conflicts with the proposed Highway 3 and Ron McNeil Interchange configuration. As part of the Talbotville Bypass project (GWP 3042-22-00) the MTO intends to replace the existing 750mm transmission main along a new alignment from the new Ford Road cul-de-sac to Wonderland Road, including all related appurtenances, and at Water Tower Line/ McBain Road west of Wellington Road. The STAWSS transmission main realignment work is one of the important components to be completed as part of the Talbotville Bypass project in 2025. To carry out this work there will be some overnight interruptions to the STASWSS system, affecting residents in Southwold and Central Elgin. The coordination and communication of any overnight STASWSS shutdowns will be completed in accordance with DWQMS Communication Protocol.

As part of the Highway 3 Twinning project (GWP 3042-21-00) the MTO will be required to replace municipal infrastructure crossings that may conflict with the proposed works. Potentially impacted City infrastructure includes 6 municipal trunk watermain crossings, 11 storm sewers outlets, a parallel trunk sanitary sewer from Burwell Road to Woodworth Avenue, and 3 sanitary sewer crossings. City staff are working collaboratively with the MTO and their design team to identify and mitigate impacts to City infrastructure. In general, it is expected that impacted City infrastructure would be renewed within the MTO right-of-way on a like-for-like basis as part of the Twinning project.

Staff have undertaken a review of each infrastructure crossing to determine if upgrades are required to meet future growth demand. Four watermain crossings have been identified for sizing upgrades to provide system redundancy and meet future development needs. In addition, new sanitary sewer forcemain crossings and trunk sewer crossing upgrades are required at Woodworth Avenue to provide the sewer capacity for PowerCo and the greater Yarmouth Yards industrial subdivision and to direct the sewage flows to the planned Water Reclamation Facility (WRF 2) on Dalewood Road.

The MTO has indicated that new crossing agreements will be required for any municipal infrastructure within the MTO right-of-way. Draft agreements are being prepared and will be communicated to Council for approval when they become available.

A preliminary project schedule for the MTO’s projects is provided in **Figure 4**.

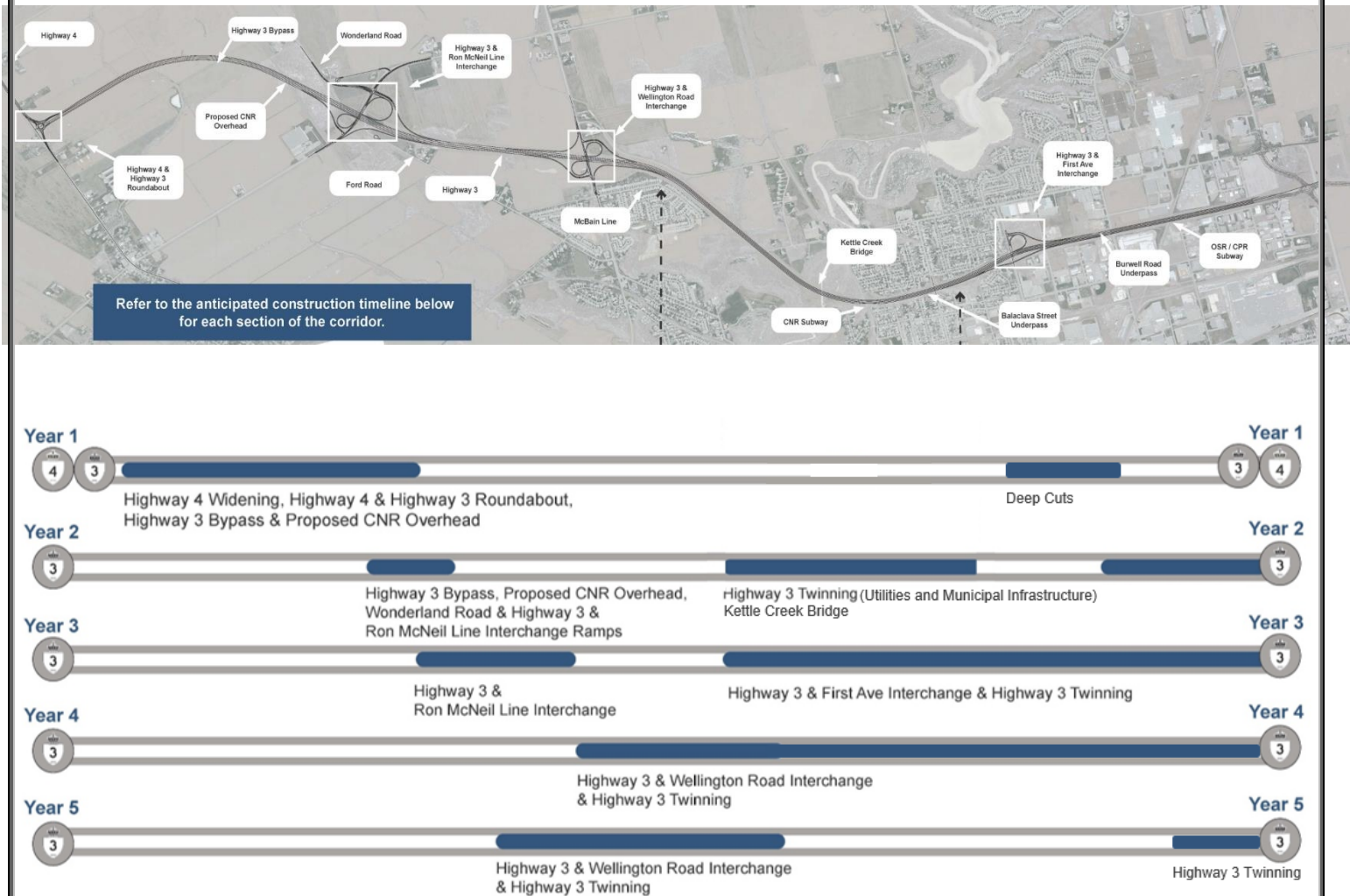


Figure 4 – Preliminary Construction Staging Sequencing and Timeline

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #3: Thriving Economic Development

Financial Impact:

There are no direct financial impacts to the City as a result of this report. Costs to upgrade the sizing or to provide new infrastructure crossings within the MTO right-of-way will be included as part of the Capital Budget for the respective year of construction.

Respectfully,



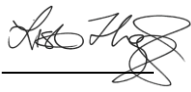
Daniel Koppert, LET, PMP
Manager of Capital Works

Reviewed By:



City Engineer

Approved By:



City Manager

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: City Clerk's

Attachment
2025 Accessibility Plan

Prepared By: Jon Hindley, Deputy City Clerk

Subject: 2025 Municipal Accessibility Plan

Recommendation:

THAT: Report CC-07-25 relating to the 2025 Municipal Accessibility Plan be received for information; and further,

THAT: Council receive and approve the 2025 Accessibility Plan as attached to Report CC-07-25.

Background:

The City is required to undertake and produce a Municipal Accessibility Plan annually. The purpose of this plan is to highlight the City's efforts relating to municipal accessibility, to identify work that has been completed during the previous year and to identify objectives for the future.

Council's Municipal Accessibility Advisory Committee has provided input through their annual site audits and has recommended approval of the attached plan. The plan was also reviewed by the City's Leadership Team.

Once accepted by Council, the Plan is posted on the City's website and available in other formats upon request.

It is noted that capital improvements required to meet accessible objectives are subject to budget approval.

The 2025 Accessibility Plan has been produced early and has been re-formatted for a fresh look that better corresponds with the appropriate accessibility standards. As contained in the Strategic Plan - Action Plan, these steps were taken ahead of moving to a multi-year plan format for the 2026-2030 Council term.

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #4: Equitable, Accessible, and Inclusive Communities

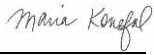
Financial Impact:

There are no direct financial impacts associated with this report.

Respectfully,



Jon Hindley, Deputy City Clerk

Reviewed By: 
City Clerk

Approved By: 
City Manager

2025

Accessibility Plan

↘ Introduction & Statement of Commitment

The 2025 Accessibility Plan is a roadmap to creating an accessible and inclusive city for everyone. This Plan is a step toward a longer-term multi-year plan starting in 2026.

Council is committed to ensure that persons with disabilities share the same rights, freedoms and obligations so that they may live as independently as possible and are able to participate in all that the City of St. Thomas has to offer. The annual accessibility plan plays an important role in recognizing the needs of persons with disabilities that reside in St. Thomas.

The City of St. Thomas aims for the following in regard to accessibility objectives:

Objectives

- To promote public awareness and sensitivity to all persons with disabilities.
- To encourage co-operation between all service and interest groups.
- To identify and document relevant issues and concerns.
- To create a community that provides opportunities for barrier-free access to housing, transportation, education, recreation, health care and employment.
- To embrace the concept of universal design to include the needs for disabled citizens and an aging population.
- To ensure that policies and practices are maintained in relationship to the development and redevelopment of services and facilities that have regard to persons with disabilities and aging population statistics.
- To ensure that the City receives the maximum economic benefits from building an accessible City including an increased potential for tourism, retail business and accommodating conventions.

How is this Plan Organized?

This Plan is organized into four main parts. The first part provides the Introduction, Statement of Commitment and Legislative Framework. The second and third parts relate to the Accessibility Standards and highlights the 2024 Plan accomplishments and Action Items for 2025. The final part provides a conclusion.



Legislative Framework

The Accessibility Plan was prepared in consultation with the St. Thomas Municipal Accessibility Advisory Committee (MAAC), the City's Leadership Team and staff. There is a continued allocation of dedicated capital funds to remove barriers in municipal buildings and an ongoing review of selected by-laws, policies, programs, practices and services to determine their impact on accessibility.

The Accessibility for Ontarians with Disabilities Act, 2005 (AODA) became law in 2005. The purpose of this legislation is to identify, remove and prevent barriers for people with disabilities. The AODA applies to all levels of government, non-profits, and private-sector businesses in Ontario that have one or more employees.

The AODA provides guidelines under the Integrated Accessibility Standards Regulation (O.Reg. 191/11) for the development of an accessible Ontario with mandatory standards of the following:

- Customer Service Standards
- Information and Communication Standards
- Employment Standards
- Transportation Standards
- Design of Public Spaces Standards

St. Thomas Municipal Accessibility Advisory Committee

As required by the AODA, the role of the Municipal Accessibility Advisory Committee (MAAC) is to advise and assist the City of St. Thomas, including the City's agencies, boards and commissions, in developing and facilitating a barrier-free St. Thomas. As required by the Act, a majority of the members must include persons with disabilities. This role includes advising City Council about requirements and implementation of accessibility standards and the preparation of accessibility reports, reviewing Special Events applications, and reviewing site plans and drawings under the Planning Act.



Customer Service, Information & Communication & Employment

Highlights of the 2024 Plan

- The 2024 Accessibility Plan was approved by City Council after consultation with MAAC and City staff and made available in accessible formats upon request.
- Purchase of accessibility software for website compliance was made and website accessibility is continually monitored.
- Ongoing efforts were made to enhance and create accessible community engagement and corporate communications activities.
- A Clearview Magnifier for those with low vision was purchased for use at the St. Thomas Public Library.
- Dyslexia friendly materials were purchased by the St. Thomas Public Library.
- Additional signage was installed at the St. Thomas Public Library for the accessible washrooms and access support for lower bookshelves.
- Improved washroom signage installed at 230 Talbot Street and staff operationally assist clients in navigating to interview rooms as required.

2025 Action Items

- This 2025 Plan will be available in accessible formats upon request. Work is ongoing to move toward a multi-year plan starting in 2026 to ensure that accessibility initiatives are planned out in the long term.
- Ongoing accessibility monitoring for website compliance.
- Ongoing efforts to enhance and create accessible community engagement and corporate communications activities.
- A general audit and review of signage and a directory/map at the St. Thomas Public Library will take place.
- Ongoing review of accessibility policies, Official Plan and Zoning documents as it relates to land use regulations and definitions supporting barrier-free access (e.g. ramps, parking, signage) by Planning Services staff.
- Signage improvements at the Doug Tarry Sports Complex is ongoing including for accessible picnic tables, washrooms, and the concession menu board.
- St. Thomas Public Library staff to renew Dementia Friendly Communities Support by taking online and in-person training.



Highlights of the 2024 Plan

- Delineated accessible parking spaces with painted line markings on Talbot Street.
- Created two van accessible parking spaces on Curtis Street adjacent to Westlake Evans Park.
- Ensured that new development designs conform with AODA requirements.
- As part of the 2024 Annual Road Rehabilitation, installed new surface to improve road crossing for all modes of transportation.
- As part of the 2024 construction projects, installed new sidewalks to fill in missing links and replaced narrow or poor condition sidewalks, installed tactile warning plates at intersections, installed new pedestrian crosswalks at various locations and installed new multi-use pathways at various locations.
- Accessible rubberized surface was installed in a bright colour at the Burwell Park playground.
- Three meter accessible recreational trail links were installed at Cowan Park and Goddeeris Lukys Park and a sidewalk link was installed at the Skate Park to connect to the Talbot Street businesses.
- Accessibility improvements made around the Emslie Field washrooms and changerooms including removal of bushes, addressing cracks in the floor, ordering of new signage, opening of the additional gate during baseball games, and painting of railings for better contrast.
- The City's logo was installed at the 5 foot level on all glass doors in City Hall for people with low vision.
- A secure grab bar was installed at the Joe Thornton Community Centre for sledge hockey players where they transition to their ice-sleds and vice versa.
- Improvements were made to the Doug Tarry Sports Complex, including grinding down of tripping hazards, painting obstructions including garbage containers, fencing, pillars and benches for better contrasting, extending the automatic door timer on the washroom and addressing access to the sink in the accessible washroom.
- Upgrades completed at the 200 Chestnut Street parking lot and entrance including line markings, signage, tactile strips, and signage on the sliding glass doors.
- The accessible button for the washroom at 230 Talbot Street was relocated for improved access.

2025 Action Items

- Continue to ensure that new development designs are in conformance with AODA requirements.
- As part of the 2025/2026 Annual Road Rehabilitation, install new surface to improve road crossing for all modes of transportation and improve sidewalks and pedestrian ramps at various intersections.
- As part of the 2025/2026 construction projects, install new sidewalks to fill in missing links and replace narrow or poor condition sidewalks, install tactile warning plates at intersections, and install new pedestrian crosswalks in various locations.
- As construction projects occur, traffic signals will be upgraded to include accessible audible and tactile features.
- Expand active transportation network and connections, including multi-use trails, cycle-tracks and sidewalks.
- Designs for paved accessible trail and accessible parking within Emslie Field in Pinafore Park to better connect the parking area to viewing areas are moving forward in 2025, including the addition of an accessible bump out beside the bleachers.
- Structural assessment at the Emslie Field Grandstand in Pinafore Park.
- The Clerks Department / Customer Service front counter will be renovated to ensure it meets accessibility standards, making it more accommodating for all visitors, including those with mobility challenges. This project aims to improve accessibility, efficiency, and aesthetics, fostering a functional and inclusive environment for both the public and staff.
- Accessibility improvements, including consideration of widening the ramp to the lower level will be incorporated into the Nature Lab design at the St. Thomas Public Library.
- Grab bars to be installed in all washrooms at the St. Thomas Public Library.
- Signage improvements at Memorial Arena will be undertaken including marking on the front glass doors, identifying the kitchen in the auditorium, directions to family washrooms and the elevator, and ice-re-surfacer warning signs.
- Contrast colour improvements at Memorial Arena will be undertaken to better identify impediments to paths of travel, including pillars, steps to the broadcaster booth, garbage cans, bench near the elevator, defibrillator box, drinking fountain, stairwells and railings.
- Future budget planning is ongoing for accessibility improvement considerations around Lake Margaret and the kayak launch area.
- Consideration is being made for improvements to the cobblestone walkway and resident patio area, colour delineations, and ramps at emergency exits at 200 Chestnut Street.
- Installation of new accessible doors at the Horton Farmer's Market.



Continuous Improvement and Conclusion

The City of St. Thomas' long term vision is to ensure that St. Thomas will be a caring and responsive community known for its accessibility. With the commitment of City Council, staff, the Municipal Accessibility Advisory Committee and community partners, barrier removal continues to be a priority in St. Thomas.



Contact Information

Information about accessibility, including policies is available on the City of St. Thomas' website at www.stthomas.ca.

For any accessibility inquiries, please reach out to Customer Service:

- e.** customerservice@stthomas.ca
- t.** 519-631-1680, Press "0"
- f.** 519-633-9019

545 Talbot St., P.O. Box 520, City Hall
St. Thomas, Ontario N5P 3V7

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
March 7, 2025

Department: Treasury

Attachment

Prepared By: Dan Sheridan, Director of Corporate Services and City Treasurer

TPA – Court Security & Prisoner Transport Funding

Subject: 2025 Court Security and Prisoner Transport Program Funding

Recommendation:

THAT: Report TR-09-25 relating to 2025 Court Security and Prisoner Transport Program Funding be received for information; and further,

THAT: Council direct that a by-law be prepared to authorize the Mayor and Clerk to execute an agreement, with the Ministry of the Solicitor General, for funding from the Court Security and Prisoner Transport Program.

Background:

The Ontario Government provides funding to help offset municipal costs related to Court Security and Prisoner Transport (CSPT). The funding allocation for 2025 is \$686,953, this is an increase over the 2024 allocation of \$669,315 but less than the 2025 budget estimate of \$744,446. The total cost to provide CSPT services was \$1,215,000 in 2024.

Strategic Priority:

Strategic Pillar: Prepared and Resilient City - Priority #3: Fiscal Accountability and Continuous Improvement

Financial Impact:

The CSPT funding is about \$58,000 less than the 2025 budget estimate, this funding shortfall will put added stress on the Police Services budget for 2025.

Respectfully,



Dan Sheridan
Director of Corporate Services and City Treasurer

Reviewed By: _____

Approved By:


City Manager

ONTARIO TRANSFER PAYMENT AGREEMENT

THE AGREEMENT is effective as of the 1st day of January, 2025.

BETWEEN:

**His Majesty the King in right of Ontario
as represented by the Solicitor General**

(the “Province”)

- and -

Corporation of the City of St. Thomas

(the “Recipient”)

BACKGROUND

The Province implemented the Court Security and Prisoner Transportation (CSPT) Program (the “Program”) in 2012 to assist municipalities in offsetting their costs of providing CSPT services in their jurisdictions. The Province will upload CSPT costs from municipalities to a maximum of \$125 million in 2025.

The Recipient is a municipality which is responsible for the costs of providing security for court premises during hours of court operations and security of persons attending court; and/or the costs of transporting prisoners and custodial minors (i.e., persons between twelve and seventeen years of age) between correctional institutions, custodial facilities, and court locations for the purposes of court attendance.

The Recipient has provided its 2023 CSPT costs, as confirmed in the 2023 Annual Financial Report submitted by the Recipient. Funding is allocated based on the Recipient’s relative share of the total 2023 provincial CSPT cost.

CONSIDERATION

In consideration of the mutual covenants and agreements contained in the Agreement and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Province and the Recipient agree as follows:

1.0 ENTIRE AGREEMENT

1.1 Schedules to the Agreement. The following schedules form part of the Agreement:

Schedule "A" -	General Terms and Conditions
Schedule "B" -	Project Specific Information and Additional Provisions
Schedule "C" -	Project
Schedule "D" -	Payment Plan and Reporting Schedule
Schedule "E" -	Court Security and Prisoner Transportation Services and Activities Eligible for Funding
Schedule "F" -	2025 Financial and Performance Measurement Report Template

1.2 Entire Agreement. The Agreement constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

2.0 CONFLICT OR INCONSISTENCY

2.1 Conflict or Inconsistency. In the event of a conflict or inconsistency between the Additional Provisions and the provisions in Schedule "A", the following rules will apply:

- (a) the Parties will interpret any Additional Provisions in so far as possible, in a way that preserves the intention of the Parties as expressed in Schedule "A"; and
- (b) where it is not possible to interpret the Additional Provisions in a way that is consistent with the provisions in Schedule "A", the Additional Provisions will prevail over the provisions in Schedule "A" to the extent of the inconsistency.

3.0 COUNTERPARTS

3.1 One and the Same Agreement. The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

4.0 AMENDING THE AGREEMENT

4.1 Amending the Agreement. The Agreement may only be amended by a written agreement duly executed by the Parties.

5.0 ACKNOWLEDGEMENT

5.1 Acknowledgement. The Recipient acknowledges that:

- (a) by receiving Funds it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario, including the *Broader Public Sector Accountability Act, 2010* (Ontario), the *Public Sector Salary Disclosure Act, 1996* (Ontario), and the *Auditor General Act* (Ontario);
- (b) His Majesty the King in right of Ontario has issued expenses, perquisites, and procurement directives and guidelines pursuant to the *Broader Public Sector Accountability Act, 2010* (Ontario);
- (c) the Funds are:
 - (i) to assist the Recipient to carry out the Project and not to provide goods or services to the Province;
 - (ii) funding for the purposes of the *Public Sector Salary Disclosure Act, 1996* (Ontario);
- (d) the Province is not responsible for carrying out the Project;
- (e) the Province is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the Province in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act; and
- (f) the Province is bound by the *Financial Administration Act* (Ontario) (“FAA”) and, pursuant to subsection 11.3(2) of the FAA, payment by the Province of Funds under the Agreement will be subject to,
 - (i) an appropriation, as that term is defined in subsection 1(1) of the FAA, to which that payment can be charged being available in the Funding Year in which the payment becomes due; or
 - (ii) the payment having been charged to an appropriation for a previous fiscal year.

5.2 The Province acknowledges that the Recipient is bound by the *Municipal Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the Recipient in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act.

SIGNATURE PAGE FOLLOWS

The Parties have executed the Agreement on the dates set out below.

**HIS MAJESTY THE KING IN RIGHT OF
ONTARIO as represented by the Solicitor
General**

Date

Name: Kenneth Weatherhill

Name: Assistant Deputy Minister, Public Safety
Division

Corporation of the City of St. Thomas

Date

Name:

Title:

I have authority to bind the Recipient

Date

Name:

Title:

I have authority to bind the Recipient

SCHEDULE "A"
GENERAL TERMS AND CONDITIONS

A1.0 INTERPRETATION AND DEFINITIONS

A1.1 Interpretation. For the purposes of interpretation:

- (a) words in the singular include the plural and vice-versa;
- (b) words in one gender include all genders;
- (c) the headings do not form part of the Agreement; they are for reference only and will not affect the interpretation of the Agreement;
- (d) any reference to dollars or currency will be in Canadian dollars and currency; and
- (e) "include", "includes" and "including" denote that the subsequent list is not exhaustive.

A1.2 Definitions. In the Agreement, the following terms will have the following meanings:

"Additional Provisions" means the terms and conditions set out in Schedule "B".

"Agreement" means this agreement entered into between the Province and the Recipient, all of the schedules listed in section 1.1, and any amending agreement entered into pursuant to section 4.1.

"Business Day" means any working day, Monday to Friday inclusive, excluding statutory and other holidays, namely: New Year's Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day and any other day on which the Province has elected to be closed for business.

"Court Security and Prisoner Transportation Services" means the services and activities eligible for funding, as set out in Schedule "E".

"Effective Date" means the date set out at the top of the Agreement.

"Event of Default" has the meaning ascribed to it in section A12.1.

"Expiry Date" means the expiry date set out in Schedule "B".

"Funding Year" means the period commencing on the Effective Date and ending on December 31 of the calendar year.

“Funds” means the money the Province provides to the Recipient pursuant to the Agreement.

“Indemnified Parties” means His Majesty the King in right of Ontario, and includes His ministers, agents, appointees, and employees.

“Loss” means any cause of action, liability, loss, cost, damage, or expense (including legal, expert and consultant fees) that anyone incurs or sustains as a result of or in connection with the Project or any other part of the Agreement.

“Maximum Funds” means the maximum set out in Schedule “B”.

“Notice” means any communication given or required to be given pursuant to the Agreement.

“Notice Period” means the period of time within which the Recipient is required to remedy an Event of Default pursuant to section A12.3(b), and includes any such period or periods of time by which the Province extends that time pursuant to section A12.4.

“Parties” means the Province and the Recipient.

“Party” means either the Province or the Recipient.

“Proceeding” means any action, claim, demand, lawsuit, or other proceeding that anyone makes, brings or prosecutes as a result of or in connection with the Project or with any other part of the Agreement.

“Project” means the undertaking described in Schedule “C”.

“Records Review” means any assessment the Province conducts pursuant to section A7.4.

“Reports” means the reports described in Schedule “F”.

A2.0 REPRESENTATIONS, WARRANTIES, AND COVENANTS

A2.1 General. The Recipient represents, warrants, and covenants that:

- (a) it is, and will continue to be, a validly existing legal entity with full power to fulfill its obligations under the Agreement;
- (b) it has, and will continue to have, the experience and expertise necessary to carry out the Project;

- (c) it is in compliance with, and will continue to comply with, all federal and provincial laws and regulations, all municipal by-laws, and any other orders, rules, and by-laws related to any aspect of the Project, the Funds, or both; and
- (d) unless otherwise provided for in the Agreement, any information the Recipient provided to the Province in support of its request for funds (including information relating to any eligibility requirements) was true and complete at the time the Recipient provided it and will continue to be true and complete.

A2.2 Execution of Agreement. The Recipient represents and warrants that it has:

- (a) the full power and capacity to enter into the Agreement; and
- (b) taken all necessary actions to authorize the execution of the Agreement.

A2.3 Governance. The Recipient represents, warrants, and covenants that it has, will maintain in writing, and will follow:

- (a) a code of conduct and ethical responsibilities for all persons at all levels of the Recipient's organization;
- (b) procedures to enable the Recipient's ongoing effective functioning;
- (c) decision-making mechanisms for the Recipient;
- (d) procedures to enable the Recipient to manage Funds prudently and effectively;
- (e) procedures to enable the Recipient to complete the Project successfully;
- (f) procedures to enable the Recipient to identify risks to the completion of the Project and strategies to address the identified risks, all in a timely manner;
- (g) procedures to enable the preparation and submission of all Reports required pursuant to Article A7.0; and
- (h) procedures to enable the Recipient to address such other matters as the Recipient considers necessary to enable the Recipient to carry out its obligations under the Agreement.

A2.4 Supporting Proof. Upon the request of the Province, the Recipient will provide the Province with proof of the matters referred to in Article A2.0.

A3.0 TERM OF THE AGREEMENT

A3.1 Term. The term of the Agreement will commence on the Effective Date and will expire on the Expiry Date unless terminated earlier pursuant to Article A11.0 or Article A12.0.

A4.0 FUNDS AND CARRYING OUT THE PROJECT

A4.1 Funds Provided. The Province will:

- (a) provide the Recipient with Funds up to the Maximum Funds for the purpose of carrying out the Project;
- (b) provide the Funds to the Recipient in accordance with the payment plan attached to the Agreement as Schedule “D”; and
- (c) deposit the Funds into an account the Recipient designates provided that the account:
 - (i) resides at a Canadian financial institution; and
 - (ii) is in the name of the Recipient.

A4.2 Limitation on Payment of Funds. Despite section A4.1:

- (a) the Province is not obligated to provide any Funds to the Recipient until the Recipient provides the certificates of insurance or other proof required pursuant to section A10.2;
- (b) the Province is not obligated to provide instalments of Funds until it is satisfied with the progress of the Project; and
- (c) the Province may adjust the amount of Funds it provides to the Recipient for any Funding Year based upon the Province’s assessment of the information the Recipient provides to the Province pursuant to section A7.2.

A4.3 Use of Funds and Carry Out the Project. The Recipient will do all of the following:

- (a) carry out the Project in accordance with the Agreement;
- (b) use the Funds only for the purpose of carrying out the Project;
- (c) spend the Funds only in accordance with the Court Security and Prisoner Transportation Services set out in Schedule “E”;
- (d) not use the Funds to cover any cost that has been or will be funded or

reimbursed by one or more of any third party, ministry, agency, or organization of the Government of Ontario.

A4.4 Interest-Bearing Account. If the Province provides Funds before the Recipient's immediate need for the Funds, the Recipient will place the Funds in an interest-bearing account in the name of the Recipient at a Canadian financial institution.

A4.5 Interest. If the Recipient earns any interest on the Funds, the Province may do either or both of the following:

- (a) deduct an amount equal to the interest from any further instalments of Funds;
- (b) demand from the Recipient the payment of an amount equal to the interest.

A4.6 Rebates, Credits, and Refunds. The Province will calculate Funds based on the actual costs to the Recipient to carry out the Project, less any costs (including taxes) for which the Recipient has received, will receive, or is eligible to receive, a rebate, credit, or refund.

A5.0 RECIPIENT'S ACQUISITION OF GOODS OR SERVICES, AND DISPOSAL OF ASSETS

A5.1 Acquisition. If the Recipient acquires goods, services, or both with the Funds, it will do so through a process that promotes the best value for money.

A5.2 Disposal. The Recipient will not, without the Province's prior consent, sell, lease, or otherwise dispose of any asset purchased or created with the Funds or for which Funds were provided, the cost of which exceeded the amount as set out in Schedule "B" at the time of purchase.

A6.0 CONFLICT OF INTEREST

A6.1 Conflict of Interest Includes. For the purposes of Article A6.0, a conflict of interest includes any circumstances where:

- (a) the Recipient; or
- (b) any person who has the capacity to influence the Recipient's decisions,

has outside commitments, relationships, or financial interests that could, or could be seen by a reasonable person to, interfere with the Recipient's objective, unbiased, and impartial judgment relating to the Project, the use of the Funds, or both.

A6.2 No Conflict of Interest. The Recipient will carry out the Project and use the Funds without an actual, potential, or perceived conflict of interest unless:

- (a) the Recipient:
 - (i) provides Notice to the Province disclosing the details of the actual, potential, or perceived conflict of interest; and
 - (ii) requests the consent of the Province to carry out the Project with an actual, potential, or perceived conflict of interest;
- (b) the Province provides its consent to the Recipient carrying out the Project with an actual, potential, or perceived conflict of interest; and
- (c) the Recipient complies with any terms and conditions the Province may prescribe in its consent.

A7.0 REPORTS, ACCOUNTING, AND REVIEW

A7.1 Province Includes. For the purposes of sections A7.4, A7.5 and A7.6, “Province” includes any auditor or representative the Province may identify.

A7.2 Preparation and Submission. The Recipient will:

- (a) submit to the Province at the address set out in Schedule “B”:
 - (i) all Reports in accordance with the timelines and content requirements set out in Schedule “D”;
 - (ii) any other reports in accordance with any timelines and content requirements the Province may specify from time to time;
- (b) ensure that all Reports and other reports are:
 - (i) completed to the satisfaction of the Province; and
 - (i) signed by an authorized signing officer of the Recipient.

A7.3 Record Maintenance. The Recipient will keep and maintain for a period of seven years from their creation:

- (a) all financial records (including invoices and evidence of payment) relating to the Funds or otherwise to the Project in a manner consistent with either international financial reporting standards or generally accepted accounting principles or any comparable accounting standards that apply to the Recipient; and

- (b) all non-financial records and documents relating to the Funds or otherwise to the Project.

A7.4 Records Review. The Province may, at its own expense, upon twenty-four hours' Notice to the Recipient and during normal business hours enter upon the Recipient's premises to conduct an audit or investigation of the Recipient regarding the Recipient's compliance with the Agreement, including assessing any of the following:

- (a) the truth of any of the Recipient's representations and warranties;
- (b) the progress of the Project;
- (c) the Recipient's allocation and expenditure of the Funds.

A7.5 Inspection and Removal. For the purposes of any Records Review, the Province may take one or both of the following actions:

- (a) inspect and copy any records and documents referred to in section A7.3;
- (b) remove any copies the Province makes pursuant to section A7.5(a).

A7.6 Cooperation. To assist the Province in respect of its rights provided for in section A7.5, the Recipient will cooperate with the Province by:

- (a) ensuring that the Province has access to the records and documents wherever they are located;
- (b) assisting the Province to copy records and documents;
- (c) providing to the Province, in the form the Province specifies, any information the Province identifies; and
- (d) carrying out any other activities the Province requests.

A7.7 No Control of Records. No provision of the Agreement will be construed to give the Province any control whatsoever over any of the Recipient's records.

A7.8 Auditor General. The Province's rights under Article A7.0 are in addition to any rights provided to the Auditor General pursuant to section 9.1 of the *Auditor General Act* (Ontario).

A8.0 COMMUNICATIONS REQUIREMENTS

A8.1 Acknowledge Support. Unless the Province directs the Recipient to do otherwise, the Recipient will in each of its Project-related publications, whether

written, oral, or visual, including public announcements or communications:

- (a) acknowledge the support of the Province for the Project;
- (b) ensure that any acknowledgement is in a form and manner as the Province directs;
- (c) indicate that the views expressed in the publication are the views of the Recipient and do not necessarily reflect those of the Province and
- (d) obtain prior written approval from the Province before using any Government of Ontario or ministry logo or symbol in any communications including press releases, published reports, radio and television programs and public or private meetings, or in any other type of promotional material, relating to the Project or this Agreement.

A8.2 Notice of Project-Related Communications. Unless the Province directs the Recipient to do otherwise, the Recipient will provide written notice to the Province a minimum of 14 Business Days in advance of all Project-related publications, whether written, oral, or visual, including public announcements or communications.

A9.0 INDEMNITY

A9.1 Indemnify. The Recipient will indemnify and hold harmless the Indemnified Parties from and against any Loss and any Proceeding, unless solely caused by the gross negligence or wilful misconduct of the Indemnified Parties.

A10.0 INSURANCE

A10.1 Insurance. The Recipient represents, warrants, and covenants that it has, and will maintain, at its own cost and expense, with insurers having a secure A.M. Best rating of B+ or greater, or the equivalent, all the necessary and appropriate insurance that a prudent person carrying out a project similar to the Project would maintain, including commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury, and property damage, to an inclusive limit of not less than the amount set out in Schedule "B" per occurrence, which commercial general liability insurance policy will include the following:

- (a) the Indemnified Parties as additional insureds with respect to liability arising in the course of performance of the Recipient's obligations under, or otherwise in connection with, the Agreement;
- (b) a cross-liability clause;
- (c) contractual liability coverage; and

(d) at least 30 days' written notice of cancellation.

A10.2 Proof of Insurance. The Recipient will:

- (a) provide to the Province, either:
 - (i) certificates of insurance that confirm the insurance coverage required by section A10.1; or
 - (ii) other proof that confirms the insurance coverage required by section A10.1; and
- (b) in the event of a Proceeding, and upon the Province's request, the Recipient will provide to the Province a copy of any of the Recipient's insurance policies that relate to the Project or otherwise to the Agreement, or both.

A11.0 TERMINATION ON NOTICE

A11.1 Termination on Notice. The Province may terminate the Agreement at any time without liability, penalty, or costs upon giving 30 days' Notice to the Recipient.

A11.2 Consequences of Termination on Notice by the Province. If the Province terminates the Agreement pursuant to section A11.1, the Province may take one or more of the following actions:

- (a) cancel further instalments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to wind down the Project, and do either or both of the following:
 - (i) permit the Recipient to offset such costs against the amount the Recipient owes pursuant to section A11.2(b); and
 - (ii) subject to section A4.1(a), provide Funds to the Recipient to cover such costs.

A12.0 EVENT OF DEFAULT, CORRECTIVE ACTION, AND TERMINATION FOR DEFAULT

A12.1 Events of Default. Each of the following events will constitute an Event of Default:

- (a) in the opinion of the Province, the Recipient breaches any representation, warranty, covenant, or other term of the Agreement, including failing to do any of the following in accordance with the terms and conditions of the Agreement:
 - (i) carry out the Project;
 - (ii) use or spend Funds; or
 - (iii) provide, in accordance with section A7.2, Reports or such other reports as the Province may have requested pursuant to section A7.2(a)(ii);
- (b) the Recipient's operations, its financial condition, its organizational structure or its control changes such that it no longer meets one or more of the eligibility requirements of the program under which the Province provides the Funds;
- (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or a creditor makes an application for an order adjudging the Recipient bankrupt, or applies for the appointment of a receiver;
- (d) the Recipient ceases to operate.

A12.2 Consequences of Events of Default and Corrective Action. If an Event of Default occurs, the Province may, at any time, take one or more of the following actions:

- (a) initiate any action the Province considers necessary in order to facilitate the successful continuation or completion of the Project;
- (b) provide the Recipient with an opportunity to remedy the Event of Default;
- (c) suspend the payment of Funds for such period as the Province determines appropriate;
- (d) reduce the amount of the Funds;
- (e) cancel further instalments of Funds;
- (f) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient;
- (g) demand from the Recipient the payment of an amount equal to any Funds the Recipient used, but did not use in accordance with the

Agreement;

- (h) demand from the Recipient the payment of an amount equal to any Funds the Province provided to the Recipient;
- (i) demand from the Recipient the payment of an amount equal to the costs the Province incurred or incurs to enforce its rights under the Agreement, including the costs of any Records Review and the costs it incurs to collect any amounts the Recipient owes to the Province; and
- (j) upon giving Notice to the Recipient, terminate the Agreement at any time, including immediately, without liability, penalty or costs to the Province.

A12.3 Opportunity to Remedy. If, pursuant to section A12.2(b), the Province provides the Recipient with an opportunity to remedy the Event of Default, the Province will give Notice to the Recipient of:

- (a) the particulars of the Event of Default; and
- (b) the Notice Period.

A12.4 Recipient not Remediating. If the Province provides the Recipient with an opportunity to remedy the Event of Default pursuant to section A12.2(b), and:

- (a) the Recipient does not remedy the Event of Default within the Notice Period;
- (b) it becomes apparent to the Province that the Recipient cannot completely remedy the Event of Default within the Notice Period; or
- (c) the Recipient is not proceeding to remedy the Event of Default in a way that is satisfactory to the Province,

the Province may extend the Notice Period, or initiate any one or more of the actions provided for in sections A12.2(a), (c), (d), (e), (f), (g), (h), (i) and (j).

A12.5 When Termination Effective. Termination under Article A12.0 will take effect as provided for in the Notice.

A13.0 FUNDS AT THE END OF A FUNDING YEAR

A13.1 Funds at the End of a Funding Year. Without limiting any rights of the Province under Article A12.0, if, by the end of a Funding Year, the Recipient has not spent all of the Funds allocated for the Funding Year, the Province may take one or both of the following actions:

- (a) demand from the Recipient payment of the unspent Funds;
- (b) adjust the amount of any further instalments of Funds accordingly.

A14.0 FUNDS UPON EXPIRY

A14.1 Funds Upon Expiry. Upon expiry of the Agreement, the Recipient will pay to the Province any Funds remaining in its possession, under its control, or both.

A15.0 DEBT DUE AND PAYMENT

A15.1 Payment of Overpayment. If at any time the Province provides Funds in excess of the amount to which the Recipient is entitled under the Agreement, the Province may:

- (a) deduct an amount equal to the excess Funds from any further instalments of Funds; or
- (b) demand that the Recipient pay to the Province an amount equal to the excess Funds.

A15.2 Debt Due. If, pursuant to the Agreement:

- (a) the Province demands from the Recipient the payment of any Funds, an amount equal to any Funds or any other amounts owing under the Agreement; or
- (b) the Recipient owes to the Province any Funds, an amount equal to any Funds or any other amounts owing under the Agreement, whether or not the Province has demanded their payment,

such amounts will be deemed to be debts due and owing to the Province by the Recipient, and the Recipient will pay the amounts to the Province immediately, unless the Province directs otherwise.

A15.3 Interest Rate. The Province may charge the Recipient interest on any money owing to the Province by the Recipient under the Agreement at the then current interest rate charged by the Province of Ontario on accounts receivable.

A15.4 Payment of Money to Province. The Recipient will pay any money owing to the Province by cheque payable to the "Ontario Minister of Finance" and delivered to the Province at the address set out in Schedule "B".

A15.5 Fails to Pay. Without limiting the application of section 43 of the *Financial Administration Act* (Ontario), if the Recipient fails to pay any amount owing under the Agreement, His Majesty the King in right of Ontario may deduct any unpaid amount from any money payable to the Recipient by His Majesty the

King in right of Ontario.

A16.0 NOTICE

A16.1 Notice in Writing and Addressed. Notice will be:

- (a) in writing;
- (b) delivered by email, postage-prepaid mail, personal delivery, courier or fax; and
- (c) addressed to the Province or the Recipient as set out in Schedule "B", or as either Party later designates to the other by Notice.

A16.2 Notice Given. Notice will be deemed to have been given:

- (a) in the case of postage-prepaid mail, five Business Days after the Notice is mailed; or
- (b) in the case of fax, one Business Day after the Notice is delivered; and
- (c) in the case of email, personal delivery or courier on the date on which the Notice is delivered.

A16.3 Postal Disruption. Despite section A16.2(a), in the event of a postal disruption:

- (a) Notice by postage-prepaid mail will not be deemed to be given; and
- (b) the Party giving Notice will give Notice by email, personal delivery, courier or fax.

A17.0 CONSENT BY PROVINCE AND COMPLIANCE BY RECIPIENT

A17.1 Consent. When the Province provides its consent pursuant to the Agreement:

- (a) it will do so by Notice;
- (b) it may attach any terms and conditions to the consent; and
- (c) the Recipient may rely on the consent only if the Recipient complies with any terms and conditions the Province may have attached to the consent.

A18.0 SEVERABILITY OF PROVISIONS

A18.1 Invalidity or Unenforceability of Any Provision. The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision of the Agreement.

A19.0 WAIVER

A19.1 Condonation not a waiver. Failure or delay by the either Party to exercise any of its rights, powers or remedies under the Agreement will not constitute a waiver of those rights, powers or remedies and the obligations of the Parties with respect to such rights, powers or remedies will continue in full force and effect.

A19.2 Waiver. Either Party may waive any of its rights, powers or remedies under the Agreement by providing Notice to the other Party. A waiver will apply only to the specific rights, powers or remedies identified in the Notice and the Party providing the waiver may attach terms and conditions to the waiver.

A20.0 INDEPENDENT PARTIES

A20.1 Parties Independent. The Recipient is not an agent, joint venturer, partner, or employee of the Province, and the Recipient will not represent itself in any way that might be taken by a reasonable person to suggest that it is or take any actions that could establish or imply such a relationship.

A21.0 ASSIGNMENT OF AGREEMENT OR FUNDS

A21.1 No Assignment. The Recipient will not, without the prior written consent of the Province, assign any of its rights or obligations under the Agreement.

A21.2 Agreement Binding. All rights and obligations contained in the Agreement will extend to and be binding on:

(a) the Recipient's heirs, executors, administrators, successors, and permitted assigns; and

(b) the successors to His Majesty the King in right of Ontario.

A22.0 GOVERNING LAW

A22.1 Governing Law. The Agreement and the rights, obligations, and relations of the Parties will be governed by and construed in accordance with the laws of the Province of Ontario and the applicable federal laws of Canada. Any actions or proceedings arising in connection with the Agreement will be conducted in the courts of Ontario, which will have exclusive jurisdiction over such proceedings.

A23.0 FURTHER ASSURANCES

A23.1 Agreement into Effect. The Recipient will:

- (a) provide such further assurances as the Province may request from time to time with respect to any matter to which the Agreement pertains; and
- (b) do or cause to be done all acts or things necessary to implement and carry into effect the terms and conditions of the Agreement to their full extent.

A24.0 JOINT AND SEVERAL LIABILITY

A24.1 Joint and Several Liability. Where the Recipient comprises more than one entity, each entity will be jointly and severally liable to the Province for the fulfillment of the obligations of the Recipient under the Agreement.

A25.0 RIGHTS AND REMEDIES CUMULATIVE

A25.1 Rights and Remedies Cumulative. The rights and remedies of the Province under the Agreement are cumulative and are in addition to, and not in substitution for, any of its rights and remedies provided by law or in equity.

A26.0 FAILURE TO COMPLY WITH OTHER AGREEMENTS

A26.1 Other Agreements. If the Recipient:

- (a) has failed to comply with any term, condition, or obligation under any other agreement with His Majesty the King in right of Ontario or one of His agencies (a "Failure");
- (b) has been provided with notice of such Failure in accordance with the requirements of such other agreement;
- (c) has, if applicable, failed to rectify such Failure in accordance with the requirements of such other agreement; and
- (d) such Failure is continuing,

the Province may suspend the payment of Funds for such period as the Province determines appropriate.

A27.0 SURVIVAL

A27.1 Survival. The following Articles and sections, and all applicable cross-referenced Articles, sections and schedules, will continue in full force and effect for a period of seven years from the date of expiry or termination of the Agreement: Article 1.0, Article 2.0, Article A1.0 and any other applicable definitions, section A2.1(a), sections A4.4, A4.5, A4.6, section A5.2, section

A7.1, section A7.2 (to the extent that the Recipient has not provided the Reports or other reports as the Province may have requested and to the satisfaction of the Province), sections A7.3, A7.4, A7.5, A7.6, A7.7, A7.8, Article A8.0, Article A9.0, section A11.2, section A12.1, sections A12.2(d), (e), (f), (g), (h), (i) and (j), Article A13.0, Article A14.0, Article A15.0, Article A16.0, Article A18.0, section A21.2, Article A22.0, Article A24.0, Article A25.0 and Article A27.0.

END OF GENERAL TERMS AND CONDITIONS

SCHEDULE "B"
PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS

Maximum Funds	\$686,953.00
Expiry Date	April 30, 2026
Amount for the purposes of section A5.2 (Disposal) of Schedule "A"	\$5,000.00
Insurance	\$5,000,000.00
Contact information for the purposes of Notice to the Province	<p>Name: Ministry of the Solicitor General Public Safety Division, External Relations Branch Program Development Section</p> <p>Address: 25 Grosvenor Street, 12th Floor Toronto, ON M7A 2H3</p> <p>Attention: Rosanna Tamburro, Community Safety Analyst Emily Jefferson, Community Safety Analyst</p> <p>Email: Rosanna.Tamburro@ontario.ca Emily.Jefferson@ontario.ca</p>
Contact information for the senior financial person, for the purposes of Notice to the Recipient, and to respond as required to requests from the Province related to the Agreement	<p>Name: St. Thomas C</p> <p>Address: PO Box 520, 545 Talbot Street St. Thomas, ON N5P 3V7</p> <p>Attention: Mr. Dan Sheridan Director of Finance and City Treasurer</p> <p>Email: dsheridan@stthomas.ca</p>

Additional Provisions:

None

**SCHEDULE “C”
PROJECT**

The Recipient is responsible for the costs of providing security for court premises during hours of court operations and security of persons attending court, and/or the costs of transporting prisoners and custodial minors (i.e., persons between twelve and seventeen years of age) between correctional institutions, custodial facilities and court locations for the purposes of court attendance.

To assist the Recipient, the Province has agreed to provide the Recipient up to the Maximum Funds in accordance with the terms of the Agreement to offset costs for the provision of such court security and prisoner transportation within the Recipient’s jurisdiction.

The Recipient shall ensure the Funds are used only for eligible services and activities as described in Schedule “E”.

**SCHEDULE “D”
PAYMENT PLAN AND REPORTING SCHEDULE**

The Funds in the amount of **\$686,953.00** will be provided to the Recipient according to the following schedule:

- A. First Instalment: \$171,738.25 will be paid to the Recipient once the Recipient has signed the Agreement and provided adequate proof of insurance to the Province, in accordance with section A10.2 of the Agreement, and the Agreement has then been signed by the Province.
- B. Second Instalment: \$171,738.25 will be paid to the Recipient, following the Province’s receipt and approval of the 2024 Annual Financial and Performance Measurement Report, due by **April 30, 2025**. *Subsequent payments will not be released until the Province has received and approved the 2024 Report.*
- C. Third Instalment: \$171,738.25 will be paid to the Recipient by the end of September 2025.
- D. Final Instalment: \$171,738.25 will be paid to the Recipient by the end of December 2025.
- E. The Recipient must submit the 2025 Financial and Performance Measurement Report (Schedule “F”) to the Province by March 31, 2026.

**SCHEDULE “E”
COURT SECURITY AND PRISONER TRANSPORTATION
SERVICES AND ACTIVITIES ELIGIBLE FOR FUNDING**

COURT SECURITY includes:

1. Facility Perimeter Security

Costs associated with external and/or internal presence of sworn police officers, special constables or other security personnel during regular or non-regular hours, including WASH (Weekends And Statutory Holidays) court, to secure the perimeter of the facility, to respond to a specific threat or for high-profile matters.

2. Courtroom Security

Costs associated with the presence of sworn police officers, special constables or other security personnel in the courtroom to ensure the safety and security of the proceedings and attendees.

3. General Courthouse Security Presence

Costs associated with the use of screening stations to screen all public visitors to the courthouse, including the use of magnetometers and x-ray machines, and police or other security personnel assigned to perform roving patrols of the court facility.

4. Prisoner Movement in Courthouse

Costs associated with monitoring the movement of prisoners between holding cells and other areas within the courthouse.

5. Prisoner Guarding in Holding Cells

Costs associated with guarding and monitoring of prisoners brought to court and held in courthouse holding cells (where applicable).

6. Prisoner Feeding

Costs associated with the provision of meals to prisoners required while in the custody of local police services for the purpose of attending court.

7. Virtual Court Proceedings

Costs associated with the guarding, monitoring and transportation of prisoners when court proceedings are held remotely outside of court locations will be eligible for consideration for funding. This excludes virtual court appearances that take place within a correctional institution.

PRISONER TRANSPORTATION includes:

1. Prisoner Transport

Costs associated with the movement of prisoners between correctional institutions or police holding cells to court locations for the purposes of attending court.

2. Prisoner Transport - Youth

Costs associated with the movement of youth (youth aged 12-17 years old) in custody between correctional and/or custodial facilities and court locations for the purposes of attending court.

*PRISONER includes: Persons being held in custody as a result of provincial or federal offence proceedings, including persons under immigration detention.

TRAINING, EQUIPMENT AND RECRUITING includes:

1. Costs associated with training that is relevant to court security and prisoner transportation only.
2. Cost associated with equipment that is unique to the provision of court security and prisoner transportation and does not include equipment that would be utilized for other purposes.
3. Costs associated with recruiting that is relevant to the staffing of court security and prisoner transportation only. Costs may include advertising for applicants, physical fitness and/or psychological testing, applicant screening, interviews or any other related human resources expense.

OTHER includes:

1. Transport of Prisoner Belongings

Costs associated with the transport of essential prisoner belongings (i.e., the Red Bag program).

COURT SECURITY AND PRISONER TRANSPORTATION do NOT include:

Court Administration

Costs associated with performing court administrative duties including the scheduling of staff for daily deployment, supervision/management of staff, the service of legal documents, the preparation/maintenance of Crown Brief materials, the entry of data into court information systems, preparing or swearing/affirming legal documentation, scheduling of court appearances, other duties of a related nature.

SCHEDULE "F"
2025 FINANCIAL AND PERFORMANCE MEASUREMENT REPORT

2025 Financial and Performance Measurement Report Template attached.

Mayor Joe Preston and City Council Members
City Manager Sandra Datars Bere
City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7

City of St. Thomas

MAR 17 2025

City Clerks Dept.

February 25, 2025

Dear Mayor Preston, Council and Ms. Datars Bere:

First off, I'd like to thank the City of St. Thomas for participating in Light It Up! For NDEAM™ 2024 last October 17 by illuminating the Jumbo Monument purple and blue.

You helped make last year's event a history-making, record smashing success. The Jumbo Monument was one of well over 800 locations in almost 200 communities, in every province and territory, that participated in Light It Up! For NDEAM 2024.

As well, the City of St. Thomas was one of 83 municipalities — another record number — across Canada that illuminated 95 town/city halls, signature signs or other municipal structures.

I'm inviting the City of St. Thomas to participate again this year in Light It Up! For NDEAM on **Thursday, October 16** by illuminating the Jumbo Monument purple and blue.

As a reminder, *Light It Up! For NDEAM* is an annual, national lighting event that recognizes how people who have a disability contribute to businesses and their communities, helping companies be successful and competitive.

It's much more than a lighting event that raises awareness about the importance of disability-inclusive hiring and disability inclusion, in business, in workplaces, in employment and in our communities.

It's a national movement that sparks continuing conversation about equitable employment opportunities for people who have a disability.

It happens the third Thursday of every October during National Disability Employment Awareness Month (NDEAM).

Light It Up! For NDEAM is the most expansive lighting event of its kind in North America. There's no other event like this one, during NDEAM!

Light It Up! For NDEAM is owned and led by the Ontario Disability Employment Network (ODEN). But it happens nationwide through a remarkable collaborative effort and participation by:

- Other national and regional organizations in the disability and supported employment sector
- Many, many community-based Employment Service Providers across Canada
- The federal government (since 2021)
- Provincial and territorial governments
- Municipalities across Canada

Here are the municipalities that have already confirmed their involvement in Light It Up! For NDEAM 2025:

- Port of Halifax — Halifax Seaport District (participating since 2021)
- Port Moody, BC — City Hall (participating since 2022; now automatically puts Light It Up! For NDEAM on their annual lighting schedule)
- London, ON — City Hall, J.A. Taylor Building (participating since 2020)
- Ladysmith, BC — Both municipal signature signs, Town Hall
- Oakville, ON — Town Hall (participating since 2020)
- Brampton, ON — City Hall Clock Tower (participating since 2020)
- Sarnia, ON — City Hall (participating since 2020)
- Fort McMurray, AB — Regional Municipality of Wood Buffalo — Saline Creek Pedestrian Bridge (participated for the first time in 2024)
- Nanaimo, BC — The Bastion (participating since 2021)
- Hamilton, ON — City Hall and Signature Sign (participating since 2020)
- Red Deer, AB — City Hall (participating since 2021)
- Burlington, ON — Brant Street Pier

As the Light It Up! For NDEAM National Campaign Co-ordinator, I know that many more municipalities will be added to this 2025 list in the coming months. It would be great to add the City of St. Thomas to the list again this year.

A reminder of the Light It Up! For NDEAM colour specifications:

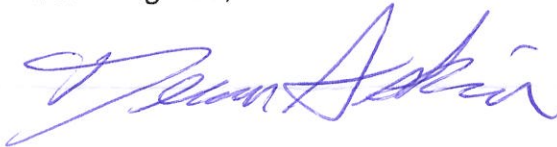
- Purple (R 125 G 82 B 138)
- Blue (R 50 G 77 B 92)

The social media hashtags for the event are **#LightItUpForNDEAM**, **#LightItUpForDEAM** and **#EngageTalent**.

I'll look forward to hearing back from you about the City of St. Thomas's participation in Light It Up! For NDEAM next October 16.

My email address is daskin@odenetwork.com. Or, you can reach me on my mobile at 416-818-1514.

Best Regards,



Dean Askin
Communications Strategist
Light It Up! For NDEAM National Campaign Co-ordinator
Ontario Disability Employment Network

Shenghui Qiao
60 Capulet Lane, London, ON N6H 0B2

March 17, 2025

MAR 26 2025

City Clerks Dept.

Mayor and Members of City Council

City of St. Thomas
P.O. Box 520
545 Talbot Street
St. Thomas, Ontario
N5P 3V7

Subject: Request for Proclamation and Lighting of the Jumbo Monument for World Press Freedom Day 2025

Dear Mayor and Members of City Council,

I am writing on behalf of Ink-stained Wretches, a grassroots volunteer advocacy group working to build a culture of appreciation for quality journalism.

We sincerely appreciate the City of St. Thomas's past support for issuing a proclamation and lighting digital sign in 2024 as part of our campaign to raise awareness of UN World Press Freedom Day.

We would like to request that the City of St. Thomas issue a proclamation and illuminate the Jumbo monument in blue on the evening of **May 3rd**, or thereabouts, as part of our #SpotlightPressFreedom campaign to recognize WPF 2025 (Blue being the colour of the UN, specifically R0 G158 B219 or Hex: #009edb).

World Press Freedom Day (WPF) is a United Nations-recognized occasion that highlights the importance of press freedom and the challenges faced by journalists worldwide. The theme for 2025 is "Reporting in the Brave New World: The Impact of Artificial Intelligence on Press Freedom and the Media".

This year's campaign participants include:

- Municipalities across Canada

- Provincial legislatures in BC and NL, Canada
- Niagara Falls, Canadian and American falls
- The CN Tower
- Jet d'eau in Geneva, Switzerland
- Nearly a dozen public assets in Perth and the Gold Coast, Australia

Please visit spotlightpressfreedom.org for a list of participants; an FAQ; and an interactive map.

If you have any questions or concerns, please feel free to contact me

Thank you for your consideration.



Shenghui Qiao
Member, Ink-stained Wretches

March 26, 2025

Mayor Joe Preston &
St. Thomas City Council
545 Talbot St., City Hall
St. Thomas, ON N5P 3V7

City of St. Thomas

MAR 26 2025

City Clerks Dept

Re: Nostalgia Nights Car Show as a Municipally Significant Event

Dear Your Worship and Members of City Council,

On **July 12th**, the Downtown Development Board (DDB) and the St. Thomas Economic Development Corporation (EDC) will proudly host the **Nostalgia Nights Car Show** in downtown St. Thomas.

This beloved event draws thousands of visitors each year, celebrating classic and vintage cars while fostering a vibrant downtown atmosphere. Nostalgia Nights not only showcases automotive history but also drives significant economic activity, benefiting local businesses and strengthening community connections.

In recognition of its continued growth and positive impact, we respectfully request that City Council designate Nostalgia Nights as a Municipally Significant Event. This designation will help us enhance and sustain this annual tradition, ensuring it remains a highlight for residents and visitors alike.

Thank you for your time and consideration. We appreciate your ongoing support in making St. Thomas a thriving and dynamic community.

Sincerely,



Sean Dyke, CEO

MAR 14 2025

March 14, 2025

Mayor Joe Preston
City Council Members
City Clerk

Re: Request for City Flag Review and Potential Redesign

Honorable Mayor Joe Preston and Esteemed Members of City Council,

I am writing on behalf of the Downtown Development Board to bring to your attention a proposal regarding the current city flag of St. Thomas. This request was initiated by Yurek Pharmacy, who, through their social media channels, conducted a survey asking their followers for input on the St. Thomas flag. The response was supportive of an update to the existing design, with 60% of respondents expressing a desire to see the current flag replaced.

The feedback gathered by Yurek Pharmacy has raised awareness around the topic of the City flag and sparked further discussion within the community. On March 12th, 2025, the Downtown Development Board discussed this issue at our monthly meeting, and it was agreed that we would formally request that City Council consider allowing us to explore the possibility of updating it to incorporate the City's evolving identity, history, heritage, and future growth. This would be done through working with Yurek Pharmacy to run a public contest to generate new design ideas for the flag, which would be presented to City Council for consideration. This initiative aims to involve the community in exploring new visual concepts that could be incorporated in a redesign should the City decide to do so.

We thank you for your attention to this proposal and look forward to your consideration of this important matter.

Sincerely,



Grayden Laing, Chair

City of St. Thomas

MAR 14 2025

City Clerks Dept.

From: Sonia BASU <sonia.basu@tvdsb.ca>
Sent: March 31, 2025 3:39 PM
Subject: TVDSB Accommodation Plan 2024-2025

Good afternoon,

We hope this message finds you well. Thames Valley's 2024-2025 Accommodation Plan is now available on our website. This plan outlines our strategies and commitments to continue providing exceptional learning environments for all students across the district.

You can view and download the Accommodation Plan using the following link:
www.tvdsb.ca/AP

This plan was informed by municipal development data and we are thankful for your continued collaboration with our team. We encourage you to review the plan and share any feedback or questions you may have. Thank you for your continued partnership and support. Please feel free to distribute the Accommodation Plan to others in your organization, as appropriate. Thank you.

Take care,

Sonia Basu (She/Her)
Administrative Assistant, Planning
951 Leathorne Street, London ON N5Z 3M7
(519) 452-2000 ext. 21083 sonia.basu@tvdsb.ca

March 21 is the **International Day for the Elimination of Racial Discrimination**. In Thames Valley, we value the diversity and lived experiences of the families and communities we serve, and strongly oppose racism in all its forms.