

**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**

Members	L. Baldwin-Sands, G. Clarke, R. Gibson, J. Herbert, J. Kohler, E. Taylor
Absent	J. Preston, S. Peters, S. Wookey
Officials	M. Konefal, City Clerk, J. Bray, Director, Parks and Recreation, K. De Leebeeck, Director, Environmental Services, D. Gregory, Fire Chief, L. Pompilii, Director, Planning & Building Services, S. Schulz, Director, Human Resources, D. Sheridan, Director of Finance and City Treasurer, H. Sheridan, Director, Social Services, J. Hindley, Deputy City Clerk, L. Higgs, City Manager
Others:	N. Bokma, Senior Project Manager, Industrial Development, D. Koppert, Manager, Capital Works, A. Lacey Griffin, Manager, Parks & Forestry, J. McCoomb, Manager, Planning Services, J. Pollard, Manager, Human Resources

**The meeting convened.**

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**1. APPOINTMENT OF PRESIDING OFFICER**

Moved by: Councillor Baldwin-Sands  
Seconded by: Councillor Taylor  
  
THAT: Council appoint Councillor Kohler as Presiding Officer for this meeting of Council.  
  
Carried.

**2. DISCLOSURES OF INTEREST**

Nil.

**3. MINUTES**

Moved by: Councillor Herbert  
Seconded by: Councillor Clarke  
  
THAT: The minutes of the meeting held on March 17, 2025 be confirmed.  
  
Carried.

**4. DEPUTATIONS**

**5. COMMITTEE OF THE WHOLE**

Council resolved 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 - Appendix "A"**

The members inquired about the process to discuss the matter in the future.

The City Clerk advised that in order for Council to discuss the matter again, a motion for reconsideration would need to be passed.

The members inquired about the rationale for recommending against the keeping of chickens.

The Manager of Planning Services advised that due to the ongoing issue with avian flu, the keeping of chickens is not being recommended.

Moved by: Councillor Clarke

Seconded by: Councillor Gibson

THAT: Report PD-13-25 relating to Keeping of Backyard Hens be received for information; and further,

THAT: Council permit the keeping of backyard hens.

Motion Lost.

**8. NEW BUSINESS**

**8.a Proposed Official Plan and Zoning By-law Amendments – Silver Street - Appendix "B"**

Moved by: Councillor Taylor

Seconded by: Councillor Gibson

THAT: Report PD-12-25 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.

Carried.

**8.b Application for Draft Plan of Subdivision Approval – Millers Pond Phase 6 - Appendix "C"**

The members discussed the impact of provincial policy changes on Council's ability to influence planning relating to housing development.

The members discussed the fact that property owners in the neighbourhood had expressed concern regarding the proposed housing development on lands formerly set aside for a school.

The Director of Planning and Building Services advised that while this block had been set aside for a school a number of years ago, both school boards had determined that there was insufficient land for a school site. He further advised that the land was appropriately zoned for housing development.

The Manager, Planning Services advised that while there is no longer a requirement for a public meeting relating to a draft plan of subdivision under the Planning Act, comments regarding the draft plan of subdivision can still be submitted to the City.

Moved by: Councillor Herbert

Seconded by: Councillor Gibson

THAT: Report PD-15-25 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.

Carried.

**8.c Committee of Adjustment - Notice of Decision - Minor Variance - Millers Pond Subdivision Phase 6**

Notice of a Decision was 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. BUSINESS CONCLUDED**

**10. COMMUNITY ENGAGEMENT AND SERVICES**

**11. UNFINISHED BUSINESS**

**12. NEW BUSINESS**

**12.a Downtown Oktoberfest 2025 – Request for Road Closures - Appendix "D"**

Moved by: Councillor Clarke

Seconded by: Councillor Baldwin-Sands

THAT: Report ES-11-25 relating to the Downtown Oktoberfest 2025 - Request for Road Closures be received for information; 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 10:00 a.m. to 11:00 p.m., on Saturday, September 20<sup>th</sup>, 2025 to allow for the Downtown Oktoberfest.

Carried.

**12.b Railway City Road Race 2025 – Road Closure Request - Appendix "E"**

Moved by: Councillor Herbert

Seconded by: Councillor Gibson

THAT: Report ES-12-25 relating to Railway City Road Race 2025 - Road Closure Request be received for information; and further,

THAT: Council authorize the road closures as outlined in ES-12-25; and further,

THAT: The Railway City Road Race event organizers coordinate the safe operation of the traffic control points recommended in Report ES-12-25.

Carried.

**12.c Indigenous First Nations Gathering Place - Appendix "F"**

The City Manager advised that discussions have begun regarding the group of persons to contact for this initiative.

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

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.

Carried.

**13. BUSINESS CONCLUDED**

**14. INFRASTRUCTURE AND CIVIC OPERATIONS**

**15. UNFINISHED BUSINESS**

**16. NEW BUSINESS**

**16.a Naturalized Parkland - Appendix "G"**

Jake Lozon, Public Land Manager, Ontario NativeScape made a presentation to Council regarding tall grass prairie projects.

The members inquired about sites within the City of St. Thomas.

The Manager of Parks and Forestry advised that there are approximately 12 acres in the City along the London and Port Stanley Trail, Waterworks Park, and Bill Martyn Parkway.

The members inquired about education for the public.

The Manager of Parks & Forestry advised that in addition to the Department's Wild Wisdom series, staff work with the City's communications team to promote naturalization.

The members inquired about naturalized gardens on property owners' front lawns.

The Manager of Parks & Forestry advised the lot maintenance by-law recognizes a planned natural garden that is manicured around the edges.

The Director, Environmental Services advised that perennial plantings in pursuit of naturalized landscaping would not be considered as unmaintained whereas an overgrown lawn would be.

Moved by: Councillor Clarke

Seconded by: Councillor Taylor

THAT: Report PRF-03-25 relating to Naturalized Parkland and By-Law 92-22 review be received for information.

Carried.

**16.b Yarmouth Yards Earthworks and Servicing Phase 3 – Tender Award - Appendix "H"**

Moved by: Councillor Gibson

Seconded by: Councillor Herbert

THAT: Report ID-07-25 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.

Carried.

**16.c MTO Highway 3 Project Update - Appendix "I"**

The members inquired about the status of the roadworks by the City and the Ministry of Transportation.

The Director of Environmental Services advised that the Centennial Avenue and Highway #3 roundabout has been completed on the Ministry's behalf and that fill generated from the twinning of the by-lane would be used in the Talbotville by-pass work. He further advised that access gates to the industrial development site would remain and that two lanes of the by-pass are expected to remain open during construction.

The members inquired about resurfacing of the First Avenue bridge and about the opportunity for additional highway access from Burwell Road.

The Director, Environmental Services that the Burwell Road and First Avenue bridges are owned by the Ministry of Transportation Ontario and would be renewed as part of this project. He further advised that the Ministry had excluded consideration of a Burwell Road interchange due to its proximity to the First Avenue interchange.

The members inquired about the possibility of creating a naturalized area along the by-pass within the City boundaries.

The Director, Environmental Services advised that there are restoration plans and that there may be an opportunity for a partnership to create a naturalized appearance.

Moved by: Councillor Gibson

Seconded by: Councillor Taylor

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

Carried.

**17. BUSINESS CONCLUDED**

**18. CORPORATE GOVERNANCE AND ADMINISTRATION**

**19. UNFINISHED BUSINESS**

**20. NEW BUSINESS**

**20.a 2025 Municipal Accessibility Plan - Appendix "J"**

The members suggested additional parking at the Jim Waite Park location to improve accessibility to the kayak launch area.

Moved by: Councillor Gibson

Seconded by: Councillor Taylor

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.

Carried.

**20.b 2025 Court Security and Prisoner Transport Program Funding - Appendix "K"**

The members expressed concern regarding the increased gap between the cost of the program and provincial funding and requested a report on how other municipalities are dealing with the funding shortfall and whether there are savings that can offset this gap in the Police Services Board budget.

The members suggested that the funding gap be included in the City's delegation submission for the Association of Municipalities conference this year.

Moved by: Councillor Clarke

Seconded by: Councillor Taylor

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.

Carried.

**21. BUSINESS CONCLUDED**

**22. REPORTS PENDING**

**23. COUNCIL**

Council reconvened into regular session.

**24. REPORT OF COMMITTEE OF THE WHOLE**

Strategic Direction and Development

Community Engagement and Services

Infrastructure and Civic Operations

Corporate Governance and Administration

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

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.

Carried.

**25. REPORTS OF COMMITTEES**

**26. PETITIONS AND COMMUNICATIONS**

**26.a Light It Up! for NDEAM - October 16th, 2025 - Jumbo Lighting Request**

A letter was 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.

Moved by: Councillor Clarke

Seconded by: Councillor Gibson

THAT: The Jumbo monument be lit in Purple and Blue for the day on October 16, 2025 for Light It Up! for National Disability Employment Awareness.

Carried.

**26.b "United Nations World Press Freedom Day" - May 3rd, 2025 - Proclamation and Jumbo Lighting Request**

A letter was 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.

Moved by: Councillor Gibson

Seconded by: Councillor Herbert

THAT: The Council of the City of St. Thomas proclaim May 3rd, 2025 as “United Nations World Press Freedom Day” in the City of St. Thomas; and further,

THAT: The Jumbo monument be lit in blue on May 3rd, 2025 for "United Nations World Press Freedom Day".

Carried.

**26.c Nostalgia Nights Car Show - July 12th, 2025 - "Municipally Significant Event" Request**

A letter was 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".

Moved by: Councillor Taylor

Seconded by: Councillor Clarke

THAT: Council of the City of St. Thomas declare The Nostalgia Nights Car Show Event proposed for July 12, 2025 on Talbot Street as a municipally significant event.

Carried.

**26.d St. Thomas Downtown Development Board - Request for Review and Redesign of City of St. Thomas Flag**

A letter was received from Grayden Laing, Chair, St. Thomas Downtown Development Board regarding the potential review and redesign of the City of St. Thomas flag.

The members inquired about the reason to change the flag.

Acting Mayor Kohler advised that further information could be included with the report.

Moved by: Councillor Gibson

Seconded by: Councillor Baldwin-Sands

THAT: The letter received from the Downtown Development Board regarding the review and redesign of the City of St. Thomas flag be forwarded to Administration for a report.

Carried.

**26.e Thames Valley District School Board - 2024-2025 Accommodation Plan**

Notice was 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](http://www.tvdsb.ca/AP).

**27. UNFINISHED BUSINESS**

**27.a Parks and Recreation Master Plan and Community and Aquatic Centre Feasibility Study Update**

The members requested an update on the Parks and Recreation Master Plan and Community and Aquatic Centre Feasibility Study Update.

The Director, Parks, Recreation, and Facilities advised that over 2700 responses to the survey had been received and that the consultant was in the process of consolidating the results. He further advised that a report to Council would be provided in the near future.

**28. NEW BUSINESS**

**28.a Health Recruitment Partnership**

The City Manager advised that the Health Recruitment Partnership would be recommending funding for five medical professionals and that the Partnership has initiated changes to its strategic plan and incentive package.

The members inquired whether a model that involves hiring physicians as municipal employees could work in this area.

The City Manager advised that such a model would be explored and that contact had been made with a municipality that uses a municipal physician model.

## **29. BY-LAWS**

### **29.a First Reading**

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Herbert

THAT: Leave be granted to bring in the following by-laws:

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)

Carried.

### **29.b Second Reading**

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Herbert

THAT: The by-laws be now read a first time, referred to Council in Committee of the Whole and read a second time.

Carried.

### **29.c Third Reading**

Councillor Gibson was appointed Chair of Council in Committee of the Whole and conducted the second reading of the by-laws.

The members inquired whether the by-law enforcement position noted under By-Law #2 is permanent.

The Director, Environmental Services advised that the appointment is to backfill a permanent position.

On motion duly moved and seconded, the Chair was ordered to report on the passing of the by-laws. The Chair reported as ordered and the Mayor resumed the Chair.

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Herbert

THAT: The report of Council in Committee of the Whole on the following by-laws be received and adopted, the same be read a third time, engrossed, signed by the Mayor and Clerk, sealed and numbered.

1. A by-law to confirm the proceedings of the Council meeting held on the 7th day of April, 2025. (B/L 29-2025)
2. A by-law to appoint a By-Law Enforcement Officer. (Matt Robinson) (B/L 30-2025)
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) (B/L 31-2025)
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) (B/L 32-2025) (A/G 11-2025)
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) (B/L 33-2025)
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) (B/L 34-2025)
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) (B/L 35-2025)
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) (B/L 36-2025) A/G 12-2025)

Carried.

**30. PUBLIC NOTICE**

**31. NOTICES OF MOTION**

**32. CLOSED SESSION**

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Clarke

THAT: This meeting be closed to deal with two personal matters 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 at 5:59 p.m.

Carried.

- 32.a Section 239 2(b)
- 32.b Section 239 2(h)
- 32.c Section 239 2(k)
- 32.d Section 239 2(k)
- 32.e Section 239 2(b)

33. OPEN SESSION

Moved by: Councillor Gibson  
Seconded by: Councillor Taylor

THAT: Council now rise from Closed Session (6:33 p.m.)

Carried.

34. ADJOURNMENT

Moved by: Councillor Baldwin-Sands  
Seconded by: Councillor Gibson

THAT: We do now adjourn (6:33 p.m.)

Carried.

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Mayor

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City Clerk