

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

**January 13, 2025, 5:00 P.M.
COUNCIL CHAMBERS/ZOOM**

Members	J. Preston, L. Baldwin-Sands, G. Clarke, R. Gibson, J. Herbert, J. Kohler, T. McCaulley, 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

The meeting convened.

1. DISCLOSURES OF INTEREST

Nil.

2. MINUTES

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

THAT: The minutes of the meeting held on December 16, 2024 be confirmed.
Carried.

3. DEPUTATIONS

4. COMMITTEE OF THE WHOLE

Council resolved itself into Committee of the Whole to deal with the following business.

5. STRATEGIC DIRECTION AND DEVELOPMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.a Orchard Park Meadows – 76 Cortland Terrace – Termination of Elgin Vacant Land Condominium Corporation No. 45 - Appendix "A"

Moved by: Councillor McCaulley
Seconded by: Councillor Herbert

THAT: Report PD-01-25 relating to the termination of Elgin Vacant Land Condominium Corporation No. 45, be received for information.
Carried.

7.b Committee of Adjustment - Minor Variance - 26 Mandeville Road

Notice of a public meeting to take place by Zoom on January 23rd, 2025 at 10:00 a.m. was received from the Committee of Adjustment regarding an application for a Minor Variance by Randy Thorpe to recognize an existing front yard fence with a height of 6.18 feet whereas Zoning By-law 50-88 permits a maximum front yard fence height of 3.28 feet at 26 Mandeville Road.

7.c Committee of Adjustment - Minor Variance - 96 Park Avenue

Notice of a public meeting to take place by Zoom on January 23rd, 2025 at 10:00 a.m. was received from the Committee of Adjustment regarding an application for a Minor Variance by Kevin Vanderveen to permit a maximum of 6 dwelling units in an apartment dwelling whereas the R3 Zone permits a maximum of 4 dwelling units and to permit independent entrances to each unit whereas Zoning By-law 50-88 defines an apartment dwelling as a building with 3 or more dwelling units sharing a common entrance at 96 Park Avenue.

The members inquired about the orientation of the building.

The Director of Planning and Building Services advised that the building would appear as a one and a half storey structure from Park Avenue, with individual entrances for each unit. He further advised that walkout and parking areas would be located at the rear of the property adjacent to the St. Anne's Community Centre parking lot.

7.d Committee of Adjustment - Minor Variance - 44 Hickory Lane

Notice of a public meeting to take place by Zoom on January 23rd, 2025 at 10:00 a.m. was received from the Committee of Adjustment regarding an application for a Minor Variance by Brian and Morag Ardon to permit a maximum lot coverage of 36% whereas the R3A-4 Zone permits a maximum lot coverage of 35% excluding garages and to permit a sunroom addition 4.82 metres from the rear lot line whereas the R3A-4 zone requires a minimum rear yard depth of 7 metres at 44 Hickory Lane.

7.e Committee of Adjustment - Minor Variance - 18 Erie Street

Notice of a public meeting to take place by Zoom on January 23rd, 2025 at 10:00 a.m. was received from the Committee of Adjustment regarding an application for a Minor Variance by Aislinn Burkholder to permit an enclosed porch 4.11 metres and porch stairs/landing 2.47 metres from the front lot line whereas Zoning By-law 50-88 requires a minimum front depth of 6 metres at 18 Erie Street.

8. BUSINESS CONCLUDED

9. COMMUNITY ENGAGEMENT AND SERVICES

10. UNFINISHED BUSINESS

11. NEW BUSINESS

11.a Ice Safety

The members inquired about ice safety in the community.

The Fire Chief advised that firefighters received training for rescue on ice and had been monitoring the depth of ice of waterways in St. Thomas. He further advised that messaging from the St. Thomas Fire Department has been posted on the City's website and social media platforms.

12. BUSINESS CONCLUDED

13. INFRASTRUCTURE AND CIVIC OPERATIONS

14. UNFINISHED BUSINESS

15. NEW BUSINESS

15.a Snow and Ice Removal at Downtown Bus Stops

The members inquired about the policy for snow removal at City bus stops.

The Director, Environmental Services advised that as snow accumulates, Public Works staff go out to remove snowbanks and salt or sand depending upon the temperature to ensure that riders have a secure place to get onto transit vehicle.

16. BUSINESS CONCLUDED

17. CORPORATE GOVERNANCE AND ADMINISTRATION

18. UNFINISHED BUSINESS

19. NEW BUSINESS

19.a 2025 Capital and Operating Budget Approval - Appendix "B"

The members discussed the request previously made by the Community & Aquatic Centre Steering Committee for gaming revenue to be placed into a reserve fund directed towards a future community and aquatic centre.

The members discussed a motion to dedicate any gaming revenue above the budgeted amount of \$300,000 to a future community and aquatic centre.

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor McCaulley

THAT: Report TR-01-25 relating to 2025 Capital and Operating Budget Approval be received for information; and further,

THAT: Council adopt the estimated 2025 gross expenditures of \$39,608,172 for Capital and \$183,967,823 for Operating; and further,

THAT: Council adopt the estimated 2025 non-tax revenues of \$150,611,670 and tax levy of \$72,964,325, to support these gross expenditures; and further,

THAT: Council adopt the current operating and capital estimates, required for 2025 as outlined in the 2025 Operating and Capital Budget documents; and further,

THAT: Council authorize the Director of Corporate Services and City Treasurer to draft a by-law that sets the 2025 tax rates based upon a levy of \$72,964,325 and provides for the 2025 property tax policies required by the Ministry of Finance.

Prior to the motion being dealt with, the following motion relating to gaming revenue was presented.

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Clarke

THAT: Any gaming revenues above the budgeted amount of \$300,000 be dedicated to the future community and aquatic centre.

Carried.

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor McCaulley

The main motion was then dealt with as follows.

THAT: Report TR-01-25 relating to 2025 Capital and Operating Budget Approval be received for information; and further,

THAT: Council adopt the estimated 2025 gross expenditures of \$39,608,172 for Capital and \$183,967,823 for Operating; and further,

THAT: Council adopt the estimated 2025 non-tax revenues of \$150,611,670 and tax levy of \$72,964,325, to support these gross expenditures; and further,

THAT: Council adopt the current operating and capital estimates, required for 2025 as outlined in the 2025 Operating and Capital Budget documents; and further,

THAT: Council authorize the Director of Corporate Services and City Treasurer to draft a by-law that sets the 2025 tax rates based upon a levy of \$72,964,325 and provides for the 2025 property tax policies required by the Ministry of Finance.

Carried.

19.b 2025 Borrowing Limits - Appendix "C"

Moved by: Councillor Gibson

Seconded by: Councillor Kohler

THAT: Report TR-02-25 relating to 2025 Borrowing Limits be received for information; and further,

THAT: Council authorize the preparation of a By-law to establish the 2025 Borrowing Limits.

Carried.

19.c 2025 Interim Tax Levy - Appendix "D"

Moved by: Councillor Herbert

Seconded by: Councillor Clarke

THAT: Report TR-03-25 relating to 2025 Interim Tax Levy be received for information; and further,

THAT: Council authorize the preparation of a By-law to establish the 2025 Interim Tax Levy.

Carried.

20. BUSINESS CONCLUDED

21. REPORTS PENDING

22. COUNCIL

Council reconvened into regular session.

23. 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 Gibson

Seconded by: Councillor Baldwin-Sands

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.

24. REPORTS OF COMMITTEES

25. PETITIONS AND COMMUNICATIONS

25.a "Optimist Day" - February 6, 2025 - Proclamation and Flag Raising

A letter was received from Chris McConnell, Optimist Club of St. Thomas requesting that Council proclaim February 6th, 2025 as "Optimist Day" in the City of St. Thomas and that the Optimist flag be flown for the week of February 6th to 12th, 2025.

Moved by: Councillor Clarke

Seconded by: Councillor Kohler

THAT: Council of the City of St. Thomas proclaim February 6th, 2025 as "Optimist Day" in the City of St. Thomas; and further,

THAT: The Optimist flag be flown at City Hall February 6th to 12th 2025.

Carried.

25.b "World Autism Awareness Day" - April 2, 2025 - Proclamation, Flag Raising and Jumbo Lighting

A letter was received from Shari Bishop requesting that Council proclaim April 2nd, 2025 as "World Autism Awareness Day" in the City of Thomas, that Bailey's flag be flown from April 2nd to 9th, 2025 and that the Jumbo Monument be lit blue for the week.

Moved by: Councillor McCaulley

Seconded by: Councillor Baldwin-Sands

THAT: Council of the City of St. Thomas proclaim April 2nd, 2025 as "World Autism Awareness Day" in the City of St. Thomas; and further,

THAT: The Bailey's flag be flown at City Hall from April 2nd to 9th 2025; and further,

THAT: The Jumbo monument be lit in Blue from April 2nd to 9th, 2025.

Carried.

25.c Ministry of Municipal Affairs and Housing - Proposed Municipal Accountability Act, 2024

A letter was received from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing regarding changes to municipal codes of conduct and integrity commissioner frameworks under the proposed Municipal Accountability Act, 2024.

25.d Ministry of Transportation - Closure and Amendment of Controlled-Access Highway Designation - Highway 3

A copy of Order in Council 1568/2024 was received from Martin Baya, Ontario Ministry of Transportation regarding the closure and amendment of controlled-access highway designations along Highway 3 in the City of St. Thomas and County of Elgin.

26. UNFINISHED BUSINESS

27. NEW BUSINESS

27.a Health Recruitment Partnership - Home for Holidays Event - December 27th, 2024

The members were advised that 30 people were in attendance for the Health Recruitment Partnership's Home for Holidays Event held on December 27th, 2024.

The members were also advised that the Health Recruitment Partnership Committee would be hosting a symposium on January 28th, 2025.

27.b U-Haul Migration Destinations

The members were advised that St. Thomas ranks twelfth on the top 25 destinations in Ontario for one way u-haul trips, which recognizes the City's growth pattern.

28. BY-LAWS

28.a First Reading

Moved by: Councillor Peters

Seconded by: Councillor McCaulley

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

1. A by-law to confirm the proceedings of the Council meeting held on January 13, 2025.
2. A by-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025.
3. A by-law to adopt an Interim Tax Levy.
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 2310685 Ontario Inc. (Grant Acknowledgement Agreement - Residential Grant Program - File No. 2023-126 - 408 Talbot Street)
5. 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 2310685 Ontario Inc. (Grant Acknowledgement Agreement - Heritage Façade and Building Improvement Program - File No. 2023-126 - 408 Talbot Street)
6. A by-law to assume certain lands as part of the public highway known as Ross Street. (STH 32901 - Part of Lot 2 on Plan 189)

Carried.

28.b Second Reading

Moved by: Councillor Peters

Seconded by: Councillor McCaulley

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

Carried.

28.c Third Reading

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

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 Peters

Seconded by: Councillor McCaulley

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 January 13, 2025. (B/L 1-2025)
2. A by-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025. (B/L 2-2025)
3. A by-law to adopt an Interim Tax Levy. (By-law 3-2025)
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 2310685 Ontario Inc. (Grant Acknowledgement Agreement - Residential Grant Program - File No. 2023-126 - 408 Talbot Street) (B/L 4-2025) (A/G 1-2025)

5. 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 2310685 Ontario Inc. (Grant Acknowledgement Agreement - Heritage Façade and Building Improvement Program - File No. 2023-126 - 408 Talbot Street) (B/L 5-2025) (A/G 2-2025)

6. A by-law to assume certain lands as part of the public highway known as Ross Street. (STH 32901 - Part of Lot 2 on Plan 189) (B/L 6-2025)

Carried.

29. PUBLIC NOTICE

30. NOTICES OF MOTION

31. ADJOURNMENT

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor McCaulley

THAT: We do now adjourn (5:25 p.m.)

Carried.

Mayor

City Clerk