

## **AGENDA**

### **THE TWENTY-SEVENTH MEETING OF THE ONE HUNDRED AND TWENTY-SEVENTH COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**COUNCIL CHAMBERS 6:00 P.M. CLOSED SESSION**

**CITY HALL**

**7:00 P.M. REGULAR SESSION**

**MAY 22ND, 2007**

#### **ROUTINE PROCEEDINGS AND GENERAL ORDERS OF THE DAY**

OPENING PRAYER

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

ADJOURNMENT

CLOSING PRAYER

#### **THE LORD'S PRAYER**

Alderman H. Chapman

#### **DISCLOSURES OF INTEREST**

#### **MINUTES**

Confirmation of the minutes of the meeting held on May 14th, 2007.

#### **DEPUTATIONS**

##### **Police Services Report**

A representative of the St. Thomas Police Department will be in attendance to present the Police Services Report for the month of April 2007.

#### **COMMITTEE OF THE WHOLE**

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

##### **PLANNING AND DEVELOPMENT COMMITTEE** - Chairman H. Chapman

#### **UNFINISHED BUSINESS**

##### **Minimum Maintenance By-Law - Ontario Heritage Act**

**NEW BUSINESS**Southerland Line / Ron McNeil Line - Boundary Adjustment

Report CC-25-07 of the City Clerk. Pages 6 + 7

St. Thomas Official Plan Review

Report PD-12-2007 of the Technical Steering Committee, Official Plan Review Project. Pages 8 to 14

**Full Size Official Plan Review Time-Line and Budget - May 2007 Attached.**Draft Plan of Subdivision File #34T-07502 - Orchard Park Development Area - Park and Public Elementary School Sites - Doug Tarry Limited

Report PD-13-2007 of the Director, Planning. Pages 15 to 20

**BUSINESS CONCLUDED****ENVIRONMENTAL SERVICES COMMITTEE** - Chairman T. Johnston**UNFINISHED BUSINESS**Road and Sidewalk Reserve FundProposed Playground Development - Feasibility Analysis of Proposed Public/Private Partnership between City of St. Thomas and Faith Baptist ChurchGreen Lane Landfill Purchase by the City of Toronto - Status Report - Possible Waste Management Contract ExtensionDalewood Ravine Trail - Correspondence**NEW BUSINESS**2007 Annual Watermain Rehabilitation - Tender Award

Report ES69-07 of the Manager of Operations &amp; Compliance. Page 21

Wellington Street Reconstruction Project - Road Widening on North Side of Road at 305 Wellington Street (Fire Hall)

Report ES71-07 of the Director, Environmental Services. Pages 22 + 23

Programs for the Enhancement of Drinking Water Quality in Homes with Lead Water Services**Report to Follow.****BUSINESS CONCLUDED****PERSONNEL AND LABOUR RELATIONS COMMITTEE** - Chairman G. Campbell**UNFINISHED BUSINESS****NEW BUSINESS****BUSINESS CONCLUDED****FINANCE AND ADMINISTRATION COMMITTEE** - Chairman T. Shackelton**UNFINISHED BUSINESS**

Cash Advances & Expenses Reimbursement ReportSt. Thomas Consolidated Courthouse Project - Police FacilitiesMayor and Council Expenses

Report TR 22-07 of the Director of Finance and City Treasurer. Pages 24 + 25

St. Thomas Police Services Space NeedsBridge, Sewers and Water Capacity in Barwick Street AreaCell Phone Policy**NEW BUSINESS**Athletic Park Steps and North End of East Street - Drainage Repairs

Report TR-23-07 of the Manager of Facilities and Property. Pages 26 + 27

**BUSINESS CONCLUDED****COMMUNITY SERVICES COMMITTEE** - Chairman B. Aarts**UNFINISHED BUSINESS**Parks Pavilion RenamingWalk of FameParalympics Ontario - Request for Hosting Bids**NEW BUSINESS****BUSINESS CONCLUDED****PROTECTIVE SERVICES AND TRANSPORTATION COMMITTEE** - Chairman D. Warden**UNFINISHED BUSINESS**Leash Free Dog ParkBus Services to 1063 Talbot Street and Shopping Complex near Elm Street and Wilson AvenueWhite Street Yield SignsGlanworth Avenue Traffic StudySeniors' Picnic in the Park - Request for Free Transit Service for Seniors - July 11, 2007 - Pinafore Park**NEW BUSINESS**Addition of a No Parking Zone Restriction - Chester Street from Sunset Drive to Willow Street

Report ES70-07 of the Supervisor of Roads & Transportation. Pages 28 + 29

**BUSINESS CONCLUDED****SOCIAL SERVICES COMMITTEE** - Chairman L. Baldwin-Sands

**UNFINISHED BUSINESS**Valleyview Food Service Contract**NEW BUSINESS**Surplus Medical Furniture at Valleyview - 29 Elysian Street

Report VV-003-07 of the Valleyview Administrator. Page 30

**BUSINESS CONCLUDED****REPORTS PENDING**ROAD RESURFACING PROGRAM - BUDGET FORECASTS - J. Dewancker**COUNCIL**

Council will reconvene into regular session.

**REPORT OF COMMITTEE OF THE WHOLE**Planning and Development Committee - Chairman H. ChapmanEnvironmental Services Committee - Chairman T. JohnstonPersonnel and Labour Relations Committee - Chairman G. CampbellFinance and Administration Committee - Chairman T. ShackeltonCommunity Services Committee - Chairman B. AartsProtective Services and Transportation Committee - Chairman D. WardenSocial Services Committee - Chairman L. Baldwin-Sands

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.

**REPORTS OF COMMITTEES****PETITIONS AND COMMUNICATIONS**Request for a Letter of Tolerance - 56 Maple Street

A letter has been received from Monty Fordham, Solicitor, requesting a letter of tolerance for the property at 56 Maple Street. Pages 31 to 33

Fellowship Christian Reformed Church - SERVE - Request for City Pins

A letter has been received from Margaret TenBruggencate, SERVE Team Community Life Coordinator, Fellowship Christian Reformed Church, requesting 75 St. Thomas city pins for distribution to SERVE participants for volunteer work being performed in the community throughout the summer.

Ontario Clean Air Alliance - Peak Busters Contest - Reduction of Peak Power Usage

A letter has been received from Jack Gibbons, Chair, Ontario Clean Air Alliance, asking the City of St. Thomas to participate in its Peak Busters Contest, which challenges communities to reduce peak summer electricity demand. Pages 34 + 35

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**BY-LAWS**

**First, Second and Third Reading**

1. A by-law to confirm the proceedings of the Council meeting held on the 22nd day of May, 2007.
2. A by-law to amend By-Law 45-89, being the Traffic By-Law for the City of St. Thomas. (Schedule XVI Municipal Parking Lot Locations - correspond with the existing parking signage)
3. A by-law to amend By-Law 45-89, being the Traffic By-Law for the City of St. Thomas. (Schedule XVII Municipal Parking Lot Rates - correspond with the existing parking signage)

**PUBLIC NOTICE**

**NOTICES OF MOTION**

**CLOSED SESSION**

A resolution to close the meeting will be presented to deal with a proposed or pending acquisition of land and matters protected under the Municipal Freedom of Information and Protection of Privacy Act.

**OPEN SESSION**

**ADJOURNMENT**

**CLOSING PRAYER**



Corporation of the

# City of St. Thomas

6

Report No.  
CC-25-07

File No.

**Directed to:** Chairman H. Chapman and Members of the Planning and Development Committee

**Date**  
May 14, 2007

**Department:** City Clerks Department

**Prepared By:** Wendell Graves, City Clerk

**Attachment**  
Boundary Adjustment Sketch

**Subject:** Southerland Line / Ron McNeil Line – Boundary Adjustment

## Recommendation:

THAT : Report CC-25-07 be received for information, and further,

THAT: A public meeting be established for June 18th at 6:00 p.m. relating to a boundary adjustment on Southerland Line / Ron McNeil Line.

## Background:

As part of the development process for the Dalewood Meadows area, a minor reconfiguration is required impacting the road allowance at the intersection of Southerland Line and Ron McNeil Line.

As the attached sketch illustrates, a small triangular portion of land will be brought into the City and a small triangular parcel of land that will be transferred to the Municipality of Central Elgin through this boundary adjustment.

The main intent of this minor adjustment is to ensure that access into the Dalewood Meadows area as well as the creation of the first lot within the subdivision are located within the City limits.

Discussions have taken place with the administration of the Municipality of Central Elgin regarding this matter.

Due to the fact that a boundary adjustment is required, the municipalities, which includes the County of Elgin, are bound to follow the formal procedure as defined in the Municipal Act for such matters.

A joint Public Meeting is being recommended for 6:00 p.m. on June 18th in the City Council Chambers.

The tentative timelines for this issue are as follows:

June 18, 2007 – Public Meeting

June 18, 2007 – presentation of boundary adjustment by-law to Council

June 22, 2007 submission of the boundary adjustment information to the Ministry of Municipal Affairs for approval.

At this point in time there is no indication regarding how long it will take the Minister to authorize the boundary adjustment through an Order.

## Financial Considerations

There will some survey costs (approx. \$1500) and administrative costs (approx \$700) incurred relating to this boundary adjustment.

Respectfully,

  
W. Graves, City Clerk

Reviewed By:

Treasury

  
Env Services

  
Planning

City Clerk

Comm Services

Other

# Proposed Mutual Boundary Adjustment

- Current City Boundary
- - - Proposed City Boundary

Municipality  
of  
Central Elgin

Road Allowance to be Transferred  
From Central Elgin to St Thomas

Ron McNeil Line

Road Allowance to be Transferred  
From St Thomas to Central Elgin

Sutherland Line

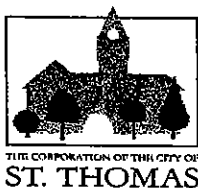
Pine Valley Drive

Meadowdale Drive

Brookside Drive

City  
of  
St Thomas





**The Corporation of the  
City of St. Thomas**



**Report No.:** PD-12-2007

**File No.:** 187

**Directed to:** Chairman H. Chapman and Members of the  
Planning and Development Committee

**Date:** May 11<sup>th</sup>, 2007

**Subject:** St. Thomas Official Plan Review

**Department:** Planning Department  
**Prepared by:** Technical Steering Committee - Official Plan  
Review Project

**Attachments:**

- Letter Re: Public Consultation and  
Facilitator Services - S. Cumming  
- Figure 1 Time-Line and Budget -  
May 2007

**RECOMMENDATION:**

**THAT:** Report PD-12-2007 be received;

**THAT:** Council approve the work programs for the 2007 component of the City of St. Thomas Official Plan Review identified in the "Summary Planning Report on the Policy Audit of the Existing Official Plan" at an upset limit of \$100,000 as approved in the Capital Budget (Acct. #4120196118);

**AND THAT:** Council engage the services of Susan Cumming of Cumming and Company to complete the tasks identified in the Work Plan for the Enhanced Public Consultation Program.

**BACKGROUND:**

In June 2006, Council approved a work program (Report PD-15-2005) to undertake the 2006 component of the City of St. Thomas Official Plan Review as identified in the "Summary Planning Report on the Policy Audit of the Existing Official Plan". The report identified all the tasks necessary to prepare a new Official Plan for the City of St. Thomas, the associated costs/budgets and the timing and scheduling of the project over the period 2006-2007. The program approved for initiation in 2006 included the following tasks:

- Population Projections and Housing Demand
- Employment Projections
- Regional Commercial System Study
- Residential Intensification & Redevelopment Capacity Assessment
- Land Supply Needs
- Policy Analysis & Development

The City's Consultants have completed the first three tasks in the list above and presented their findings to Council at the May 14<sup>th</sup>, 2007 Council meeting.

While time lines for specific tasks have been adjusted, the Official Plan Review is still on schedule for completion of all tasks identified in the approved work plans by the end of 2007. Figure 1 in the Summary Planning Report summarizes those tasks and identifies the costs and timing associated with each task. Figure 1 has been update to recognize the adjusted time lines and add the enhanced public consultation program and for Council's convenience is attached to this Report.

**Financial Considerations:**

The 2007 Capital Budget as approved by Council earlier this year included the \$80,000 identified in the approved work program for the 2007 component of the Official Plan Review plus an additional \$20,000 to support an enhanced public consultation program aimed at increasing public and Council input into the development of the new Official Plan. The total adjusted cost of the project is now estimated at \$255,000 over the 2006-2007 period (\$155,00 in 2006 and \$100,000 in 2007).

A work program has been developed to implement the enhanced public consultation program as outlined in the letter attached to this report. It is recommended by the Technical Steering Committee and staff that Council retain Sue Cumming of Cumming and Company to complete the tasks identified in the Work Program for the Enhanced Public Consultation Program as outlined in Ms. Cumming's letter.



Ms. Cumming has provided facilitation services to the City in the past, principally through a collaborative series of progressive facilitated workshops held in 1999 in support of the City's Regional Commercial Systems Study and Community Improvement Program (CIP). These stakeholder/public workshops were facilitated by Ms. Cumming involved a cross-section of community stakeholders and public interest groups.

Respectfully submitted,

*Alderman Heather Chapman.*

Alderman Heather Chapman  
Chairman, Technical Steering Committee - Official Plan Review Project

\_\_\_\_\_

Reviewed By:      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_  
                                 Env. Services      Treasury      City Clerk      Other

**Cumming + Company**

Public Consultation + Facilitator Services  
 201 Riverdale Avenue,  
 Toronto, Ontario, M4K 1C4  
 416 406-6607

May 15, 2007

Mr. Ron Shishido MCIP RPP  
 Dillon Consulting  
 235 Yorkland Blvd.  
 Suite 800  
 Toronto, Ontario  
 M2J 4Y8

Dear Mr. Shishido:

**Re: Public Consultation and Facilitator Services for the City of St. Thomas Official Plan Review**

Cumming + Company is pleased to submit this Letter of proposal to facilitate Council and Staff workshops, stakeholder session(s) and community workshops for input to the City's Official Plan Review. I would look forward to the opportunity to work with the City, its residents and stakeholders in providing energetic, purposeful and effective facilitation services to gain public input to this important initiative. Community consultation, public meetings, and visioning exercises with Council, staff, the public and key stakeholders will gather the necessary input to ensure that the Official Plan address the needs of the community. The following highlights considerations with respect to an approach for delivering an Enhanced Public Consultation Program based on my discussions with the Official Plan Technical Steering Committee on May 3, 2007.

**1. ENHANCED PUBLIC CONSULTATION PROGRAM**

**1.1 PLANNING CONTEXT**

The Official Plan is a pivotal decision-making tool that will impact on all aspects of the community and an enhanced public consultation process is being utilized to gain public input through a progressive series of workshops and focus group meetings which will be held in the spring, summer and early fall 2007.

**1.2 PURPOSE OF THE PUBLIC ENGAGEMENT PROCESS**

To engage the public in the Official Plan Review to support the longer term planning vision for City through education on planning policy and directions and by facilitating inclusive and comprehensive opportunities for public discussion on issues and options.

**1.3 OBJECTIVES**

- Educate the community and stakeholders about the importance of the Official Plan and what it means for them;
- Build an understanding about the policy framework through consultation, information dissemination and exchange of views. Timely responses and documentation of input will be essential in building support for the policy framework that evolves;

- Engage the community and stakeholders in a discussion about the policy directions that will support their longer term vision for St. Thomas and the quality of life and community that could result;
- Provide opportunities for the public to have meaningful input into the Official Plan and to provide feedback to the City throughout the process.

#### **1.4 KEY AUDIENCES**

The following key audiences will be contacted:

- General Public;
- Stakeholder groups and community organizations;
- Business Associations (Downtown Development Board, Chamber of Commerce)
- Key employers;
- Teens (Talbot Teen Centre and Schools);
- Seniors (Seniors Centre).

#### **1.5 PRELIMINARY EVENTS (PLANNING IN PROGRESS)**

The elements of this communications and public consultation program are designed to roll out over the next three to four months through to late Fall 2007:

**Council Workshop** on Official Plan Directions, Planning Vision for Community and Input on Public Engagement Approach (May 28, 2007)

**Staff Workshop** on Official Plan Directions, Planning Vision for Community and Input on Public Engagement Approach (May 28, 2007)

#### **Stakeholder and Community Outreach**

- Identify and update regularly a stakeholder contact list with names, addresses, phone and email contact information;
- Prepare letters to the stakeholder contact list at key project milestones;
- Conduct community workshops - Hold First Workshop (June 2007)
- Arrange for workshop with Teen Centre/Local School Outreach

#### **Public Information Materials**

- Prepare both print and web-based media/public information and workshop reports to disseminate information and to gain further input.

### **2. THE FACILITATOR - CUMMING + COMPANY**

A key role of the facilitator will be to undertake workshop/meeting planning with the City and its consultants including format, advance participant materials, agenda and expected outputs. At each session, the facilitator will lead the discussion, run the meetings and engage discussion from the public and stakeholders. City Staff and Dillon Consulting will address the stakeholder/public groups through the presentation of study information and through the collection of feedback as key input to the study deliverables. Cumming+Company will utilize the resources of the City's Planning Department for preparation of materials and assistance in documenting input into user-friendly reports that would assist in

building the foundation for the Official Plan. Key outcomes will include consultation summaries, meeting records, and communication materials for posting on the web site and mailing to attendees.

Sue Cumming, MCIP RPP, Principal Cumming + Company is a leading public consultation specialist and facilitator in Southern Ontario and has worked in a consultant capacity for both of the public and private sectors for over 20 years. Ms. Cumming is a Registered Professional Planner and member of the International Association of Facilitators. She has extensive experience designing and conducting public consultation programs for complex for municipal Official Plans, strategic planning and visioning projects, environmental assessment and infrastructure studies. She is highly regarded for her ability to maintain neutrality and to build trust with the public towards completion of the study. She is an excellent listener, a well-practiced facilitator and mediator.

Beyond Ms. Cumming's proven experience and recognition as a public consultation specialist, she has direct experience in facilitating public and stakeholder input for the following:

- City of St. Thomas and Municipality of Central Elgin Regional Commercial Study Update (1999);
- City of St. Thomas Railway Heritage Strategy (1999)
- City of Brantford, Official Plan Review and Transportation Master Plan (2006/7).
- Town of Innisfil, Official Plan Review and Growth Management Study.(2006)
- Region of Peel, Council and Senior Staff Workshop on visioning for the Region on the Livable Peel Growth Management Initiative (2006).
- Township of Tiny, Strategic Priority Identification Exercise to identify guiding principles and vision for the municipality (2005/06).

### 3. WORK PLAN AND BUDGET

With respect to the overall preparation, it is anticipated that staff of the City of St. Thomas will arrange location details, notices and invitations to participants and other logistical considerations and assist with note-taking at sessions and provide input to the finalization of the session reports and production. This approach minimizes outside preparatory costs. The fee proposal specifically addresses the key tasks as noted in the following:

Work Plan Task	Estimate of Time
Council Workshop	1.0 day
Staff Workshop	1.0 day
Stakeholder Workshops	2.5 days
Community Workshops	2.5 days
Preparation for sessions including meeting(s) with City staff and consultants to prepare for delivery of sessions	3.0 days
Reporting/Documentation including presentation to Committee/Council	2.0 days
Sub-total	12.0 days

Cumming + Company's fee estimate is based on 12.0 days of professional time at the rate of @\$1,125.00 per diem for an upset limit of \$13,500.00 and disbursement costs of \$1,000 for workshop materials, travel and accommodation (if required) and GST.

A budget of \$5,500 is also allocated for Ron Shishido (Official Plan Project Manager), Linda Lapointe (housing expert) and Scott Morgan (retail expert) to attend/participate in selected activities in the Enhanced Consultation Program.

I look forward to working with the City of St. Thomas on this important undertaking. Please do not hesitate to contact me at anytime at 416 406-6607

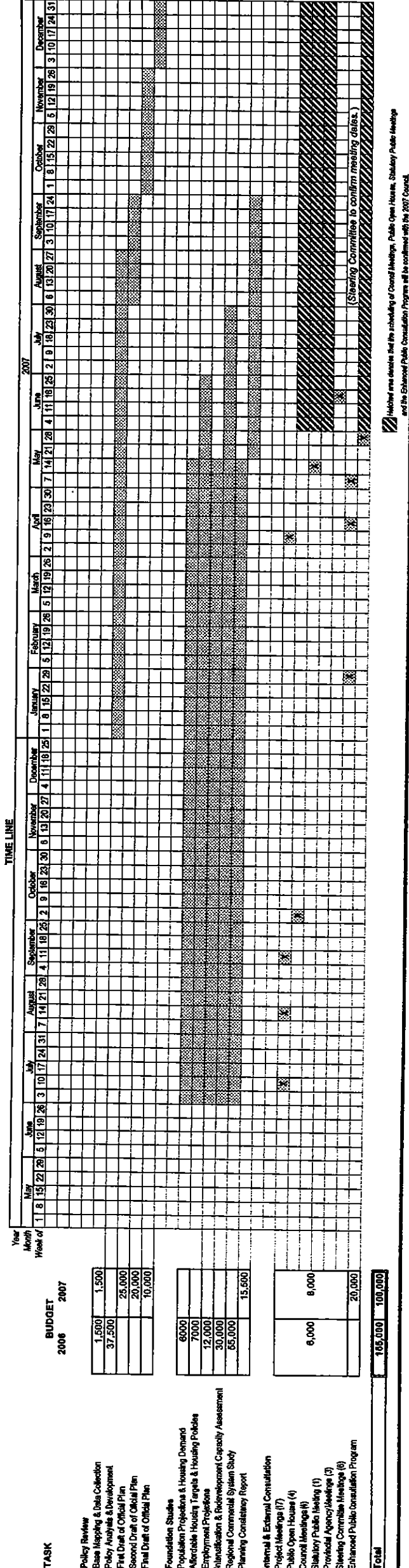
Yours very truly,  
Cumming + Company  
*Susan Cumming*  
Susan M. Cumming, MCIP RPP  
Principal

City of St Thomas

Official Plan Review

Time-Line and Budget - May 2007

Figure 1





**The Corporation of the  
City of St. Thomas** **15**

**Report No.:** PD-13-2007

**File No.:** 34T-07502

**Directed to:** Chairman H. Chapman and Members of the  
Planning and Development Committee

**Date:** May 14<sup>th</sup>, 2007

**Subject:** Application by Doug. Tarry Limited, Draft Plan of Subdivision, File 34T-07502, Orchard  
Park Development Area - Park and Public Elementary School Sites.

**Department:** Planning Department  
**Prepared by:** P J C Keenan - Planning Director

**Attachments:**  
- draft plan (reduced)  
- correspondence from Doug. Tarry  
Limited

**RECOMMENDATION:**

**THAT:** Report PD-13-2007 be received for information;

**THAT:** Council approve in principle the proposed Draft Plan of Subdivision File # 34T-07502 of lands owned by Doug. Tarry Limited which lands are legally described as all of Block A, Registered Plan M-8 and all of Block 75, Registered Plan 11M-164, and parts of Blocks 76 & 80, Registered Plan 11M-164, City of St Thomas, County of Elgin and further that final approval be subject to:

- a final staff report following the review of comments/recommendations received from agencies and City departments upon completion of the circulation of the draft plan,
- confirmation by the Director, Environmental Services that there is sufficient uncommitted reserve treatment capacity in the sanitary sewerage system to service the proposed development;

**AND THAT:** A public meeting date be set for *June 11<sup>th</sup>, 2007 @ 6:40 p.m.* in accordance with Ontario Regulation 544/06.

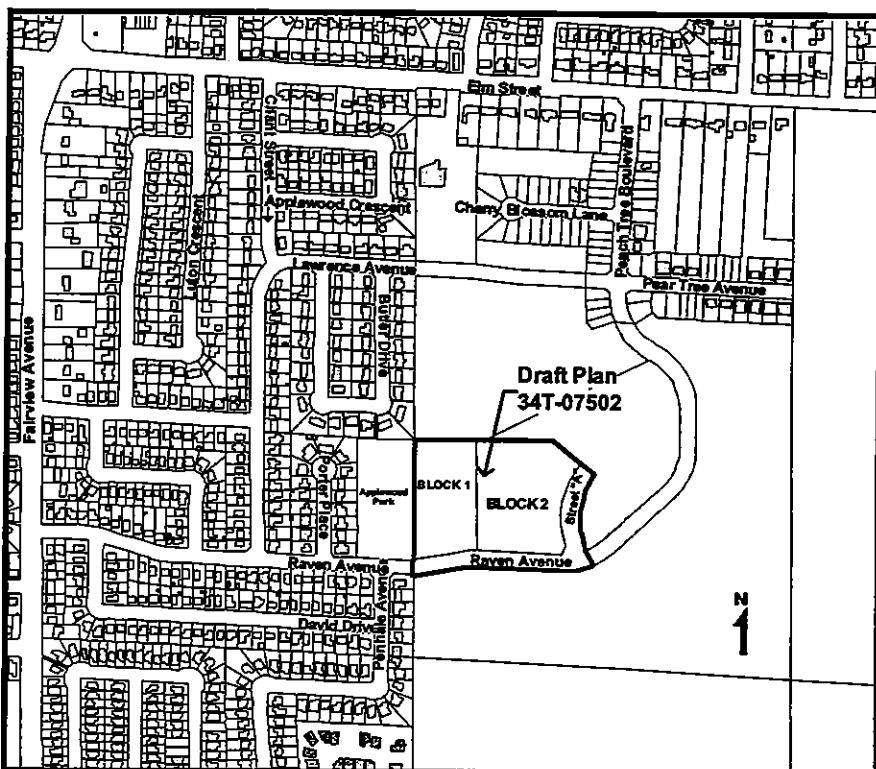
**ANALYSIS:**

**Proposal:**

Doug. Tarry Limited has filed an application for approval of a draft Plan of Subdivision (File No.: 34T-07502). The proposed plan is within the Orchard Park Block Development Area, located south of Elm Street and east of the existing Applewood Subdivision. The lands proposed for subdivision comprise an area of approximately 4.562 hectares (11.49 acres) and will result in the creation of 2 Blocks and 2 new streets. Block 1 on the Draft Plan is a proposed Park Block which will expand the existing Applewood Park abutting the west limit of Block 1. Block 2 of the plan is being created to accommodate a proposed new Public Elementary School. The Plan will extend Raven Avenue easterly, along the southern limits of the Blocks 1 and 2 to its intersection with a new street, Street 'A', which runs northerly along the east limit of Block 2. A reduced copy of the draft Plan is attached.

The location of the proposed subdivision and its relationship to the surrounding lands is shown on the Location Plan.

**Location Plan**



The lands are legally described as all of Block A, Registered Plan M-8 and all of Block 75, Registered Plan 11M-164, and parts of Blocks 76 & 80, Registered Plan 11M-164, City of St Thomas, County of Elgin.

#### **Background/Supporting information:**

16  
This draft plan of subdivision application emanates from an agreement that has been entered into between the Thames Valley District School Board and Doug. Tarry Limited respecting the proposed sale of Block 2 on the Plan to the School Board for the construction of a new Elementary School. Doug. Tarry Limited has advised that the Agreement of Purchase and Sale contains several conditions, one of which is approval of a Plan of Subdivision to create and service the School Block for transfer to the School Board. I am advised the transfer is intended to be completed in September of 2007 with construction of the elementary school beginning in 2007 and the official opening scheduled for September of 2008. Attached is correspondence from James R. Carrie on behalf of Doug. Tarry Limited outlining some of the conditions of their agreement with the School Board.

The Draft Plan has been prepared based on the proposed concept of a contiguous Park/School site presented to Council earlier this year through **Report ES16-07**. Report ES16-07 contained three recommendations, approved by Council respecting the proposal.

The first recommendation considered Council's concurrence with a preliminary site concept for the establishment of an elementary school in the south east area of the City. The configuration of the school and park block shown on the draft plan conforms to the preliminary site plan concept approved by Council. The easterly boundaries of the school site have been modified slightly, to reflect recommendations contained within the Kantor Woodlot EIS, however, the draft plan retains the original areas proposed based on the concept of the school site being contiguous to the proposed park site to take advantage of the School Board's desire for a joint usage agreement between the City and the School board.

A second consideration was given to entering negotiations with the School Board on joint usage arrangements between the School and the Park Site. These negotiations are proceeding and the Director, Environmental Services is waiting to receive a memorandum of agreement on joint use from the School Board.

A final consideration was the reconfiguration of the parkland block (Block 75) as dedicated on the Block Plan (11M-164) for the Orchard Park Development Area and obligations of Doug. Tarry limited to provide the required Park Land dedication as permitted by the Planning Act. To accommodate the proposed school/park configuration with an optimum size of 5 acres for the School Block required the original parkland block (Block 75) to be reshaped and reduced in size by 1 acre from 4.25 to approximately 3.25 acres in accordance with the preliminary site plan concept. If the proposed plan is approved, staff will, as directed by Council, amend the Block Plan Subdivision agreement to accept a 3.25 acre parkland dedication and to secure a credit for an additional 1 acre of parkland dedication from Doug. Tarry Limited within a future subdivision development.

Report ES16-07 also identified a number of planning, environmental and servicing considerations that would need to be completed in order for the formal submission of a draft plan of subdivision to proceed. The draft plan of subdivision submission has, or will address all of these matters. Submitted with the application are servicing and Storm Water Management Reports and the Kantor Woodlot EIS document for final approval.

#### **Provincial Policy Statement:**

The Provincial Policy Statement 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that Council consider provincial interest when making planning decisions and to ensure that local planning decisions are "consistent with" Provincial planning interests.

The proposed subdivision application being considered is located within the Orchard Park Development Area Block Plan. I have reviewed the application submission and I am satisfied that all of the information required to address matters of provincial interest and the requirements of the Planning Act and Ontario Regulation 544/06 have been provided and the application is complete and in my opinion the development of the proposed plan is consistent with current Provincial interest as expressed in the current Policy Statement.

#### **Official Plan:**

The subject property is designated for residential use in the City of St. Thomas Official Plan. The proposed draft plan of subdivision conforms to the policies of the Official Plan, (OPA #42 - South Block Development Area) and the design is compatible with the surrounding residential area and the design concepts for the long term development of the Block Plan.

#### **Zoning By-law:**

The lands within the draft plan of subdivision are located within the First Residential Zone (hR1-23) and Third Residential Zone (hR3A-2) of the City of St. Thomas Zoning By-Law 50-88. The proposed uses of the land for a park and a school are permitted within the residential zones as Public Service Uses by By-Law 50-88.

The lands are also subject to the holding zone requirements set out in Section 2.2 of Zoning By-law 50-88 and By-law 20-98. The requirements of the holding zone must be resolved to the satisfaction of the Municipality and the holding symbol removed by way of amendment to the Zoning By-law prior to the development on the lands proceeding.



**Services:**

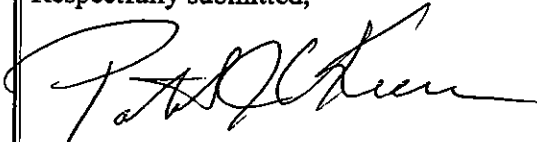
Full Municipal services are available to the Subdivision. The design, and the installation of services required for this development will be in accordance with Municipal standards and comply with the objectives and recommendations contained within the South Block Servicing Studies. A report on the servicing of these lands was submitted by the developers in support of their application.

It is recommended that Council's final approval of this plan be subject to the Director, Environmental Services recommendations on servicing and his confirmation upon completing his review of the circulated draft plan, that there is sufficient uncommitted reserve treatment capacity within the sanitary sewerage system to service the proposed development.

**Financial Considerations:**

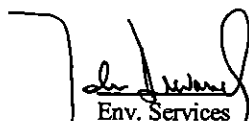
All costs associated with the development of the draft plan of subdivision are the responsibility of the developer. The developer will be required to pay the approved development fees and charges, if applicable, in addition to the cost of the installation of municipal services, within the plan, in accordance with the standard practices and policies of the City as adopted by Council.

Respectfully submitted,



P.J.C. Keenan  
Director of Planning

Reviewed By:

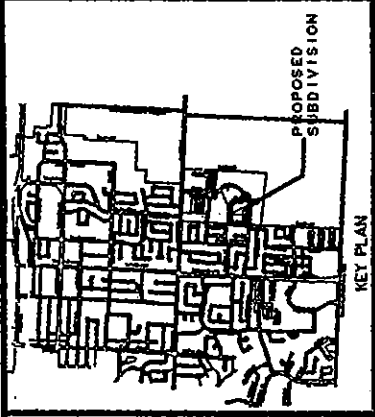


Env. Services

Treasury

City Clerk

Other



INFORMATION REQUIRED UNDER SECTION 5172)  
OF THE MANNING ACT REG 1980

**SURVEYOR'S CERTIFICATE**

MAY 1, 2007.

**J. G. RUPERT LTD. ONTARIO LAND SURVEYORS**  
90 CURTIS STREET ST. THOMAS ONTARIO  
PHONE 519-631-7371 FAX 519-633-8403  
email [jgrupert@rogers.com](mailto:jgrupert@rogers.com)

# 19 Doug Tarry LTD.

New Home Construction & Land Development

April 28, 2007

The Corporation of the City of St. Thomas  
Planning Department  
Box 520, City Hall  
545 Talbot Street  
St. Thomas, Ontario  
N5P 3V7

Attention: Pat Keenan, Director of Planning

Environmental Services Department

Attention: John Dewancker

Dear Sirs:

Re: Doug. Tarry Limited and the Thames Valley District School Board

In the fall of 2006, Greg Tarry and I were discussing the development of Phase II, Orchard Park Subdivision which would have included Block 78 and part of Block 79 adjacent to the proposed extension of Lawrence Avenue. At that time, we discussed this development with the Thames Valley District School Board and shortly thereafter were advised by the school administration that they required a site in the near future in the southeast corner of the City.

Since then, our discussions have focussed on the site east of the extension of Raven Avenue which would consist of the existing park on Raven Avenue being extended easterly having a measurement of 3.25 acres and adjacent thereto a proposed school site having an acreage of 5.04 acres. The concept plans proposed by the Thames Valley District School Board were presented to Council in January, 2007 and set out the details of the preliminary site concept for the future establishment of a school in the southeast area of the city and in particular, in the Orchard Park Subdivision. Doug. Tarry Limited is now in a position to proceed with the development of the



Awarded by the Ontario New Home Warranty Program

358 Elm Street, St. Thomas N5R 1K1  
519-631-9300 Fax 519-631-3583



proposed school site and I have been advised by Glen Rupert that the draft plan application could be filed with you no later than May 1, 2007.

Requirements of Thames Valley District School Board

Doug. Tarry Limited has been advised by Kevin Bushell, Manager of Projects and Maintenance of the Thames Valley District School Board, that the school would like to complete the purchase of the school site by early September, 2007 in order to tender the contract for the construction of the school, with the official opening scheduled for September, 2008.

I realize that we are on an extremely tight timetable but I believe that it can be accomplished if the draft plan application is filed forthwith and the final draft plan registered in early September, 2007.

I wish to confirm that the draft plan will consist of two blocks which will be the proposed park site and the proposed school site and the adjacent streets being the extension of Raven Avenue to the turning circle east of the school site and the street that will proceed northerly along the easterly boundary of the school site. We do not propose any lots to be shown on this plan at the present time, however, hopefully by late August or early September a further draft plan can be submitted showing the adjacent lots and any extension of the plan.

Conditions to be Satisfied in the Agreement of Purchase and Sale

1. Grading plan to be completed by C.J.D.L. Consulting Engineers, as soon as possible.
2. Soil testing to be completed by Thames Valley District School Board to confirm that soil conditions are satisfactory for the proposed use.
3. A Phase I environmental assessment.
4. The Thames Valley District School Board successfully entering into a satisfactory agreement with the City of St. Thomas within 90 days, for the joint use of the proposed school site on the land and existing park on the land adjacent thereto, as well as a satisfactory site plan agreement.
5. For the Thames Valley District School Board to satisfy itself as to the zoning and being able to obtain a building permit.
6. The draft plan application being successfully finalized.

If I can provide any further information to you, please advise and I would like to thank you in advance for your assistance in this matter.

Sincerely,

  
JAMES R. CARRIE

JRC/sm



Corporation of the

# City of St. Thomas

21

Report No.

ES69-07

File No.

08-355

**Directed to:** Chairman, Tom Johnson and Members of the Environmental Services Committee of Council

**Department:** Environmental Services

**Prepared By:** Ivar Andersen, Manager of Operations & Compliance

**Subject:** 2007 Annual Watermain Rehabilitation – Tender Award

**Date**  
May 22, 2007

**Attachment**

**Recommendation:**

It is recommended that;

1. Report ES69-07 be received as information.
2. The tender submitted by Main Rehabilitation Co. Ltd. in the revised tender amount of \$425,486.60 excluding GST, for the Annual Watermain Rehabilitation project, be accepted.
3. That the funding of this watermain rehabilitation project be the amount of \$350,000.00 approved in the City's 2007 Capital budget, augmented by an additional amount of \$90,000.00 to be sourced from the balance funding (\$239,206.) remaining in the 2006 capital project account for watermain rehabilitation.
4. A by-law be prepared to authorize this tender award.

**Origin:**

In December 2006, City Council approved a 2007 capital budget allocation of \$350,000 to cement mortar line existing watermains on Parkside Drive and Bell Avenue as indicated on the approved capital budget detail sheet.

**Analysis:**

Tenders for the 2007 Annual Watermain Rehabilitation project were closed on May 9, 2007 and opened in public on the same date. A provisional item to line the existing watermain on the portion of Parkside Drive from Parkside Collegiate to Sunset Drive was priced separately in the tender. Since funding is available, staff has included this provisional item in the tender award. The "Revised Tender" column reflects this change.

2007 Watermain relining will be conducted at the following locations:

Parkside Drive – Elm to Bell  
Bell Avenue – Parkside to end  
Parkside Drive - Bell to School Property  
Parkside Drive – School to Sunset.

Four bidders submitted tenders as follows:

	Submitted Tender	Revised Tender
Main Rehabilitation Co. Ltd.	\$363,270.60	\$425,486.60
Fer-Pal Construction Ltd.	\$392,161.00	\$468,171.00
Spinello Companies	\$527,522.00	\$654,017.00

Note that all the tender prices do not include GST since this is returned to the City by the Federal Government as a rebate.

The tenders were checked by staff and no errors or omissions were found. Main Rehabilitation Co. Ltd. is the low bidder and this contractor is well known to the City, having successfully completed similar work in previous years. No errors or omissions were found in the tenders submitted.

**Financial Considerations:**

The 2007 capital budget allocation for watermain rehabilitation is \$350,000.00. The balance amount in the 2006 capital project account for watermain rehabilitation is \$239,206. Upon review with the Treasurer and subject to the approval by Council, it is recommended that the additional amount that is required to fund this project (\$90,000.00, including City related expenses) be sourced from the 2006 capital project account for watermain rehabilitation.

Respectfully Submitted,

Ivar Andersen, P. Eng., Manager of Operations & Compliance  
Environmental Services

Reviewed By: Treasury Env Services Planning City Clerk HR Other



Corporation of the  
**City of St. Thomas**

22

Report No.

ES71-07

File No.

08-203

Directed to:

Chairman Tom Johnston and Members  
of the Environmental Services  
Committee of Council

Date

May 15, 2007

Department:

Environmental Services

Attachments

- excerpt of Reference Plan 11R-8731

Prepared by:

John Dewancker, Director

Subject:

**Wellington Street Reconstruction Project – Road widening on north side of road at  
305 Wellington Street (Fire Hall)**

**Recommendation:**

- That Report ES71-07 be received as information.
- That Parts 1, 2 and 3 as shown on Reference Plan 11R-8731, 3m road widening blocks on the north side of Wellington Street along the property frontage of 305 Wellington Street (Main Fire Station) be assumed as municipal road right-of-way.
- That a by-law be prepared to assume these properties as part of the municipal road right-of-way of Wellington Street

**Analysis:**

During the engineering design stage of the Wellington Street (First Ave to Fairview Ave) reconstruction project, a number of utility relocations on the north side of Wellington Street, in the vicinity of the Main Fire Station have required that the width of Wellington Street be increased by 3m (10 ft.) along the frontage of the station. A legal survey of this property for road widening purposes was prepared by B. Vaughan OLS and a copy of an excerpt of this drawing is attached herewith (3 parts).

It is recommended that a by-law be prepared and be submitted to Council to assume the subject road widening parcels as part of the municipal road right-of-way of Wellington Street.

Respectfully submitted

John Dewancker, P.Eng Director  
Environmental Services

Reviewed By:

Treasury

Env Services

Planning

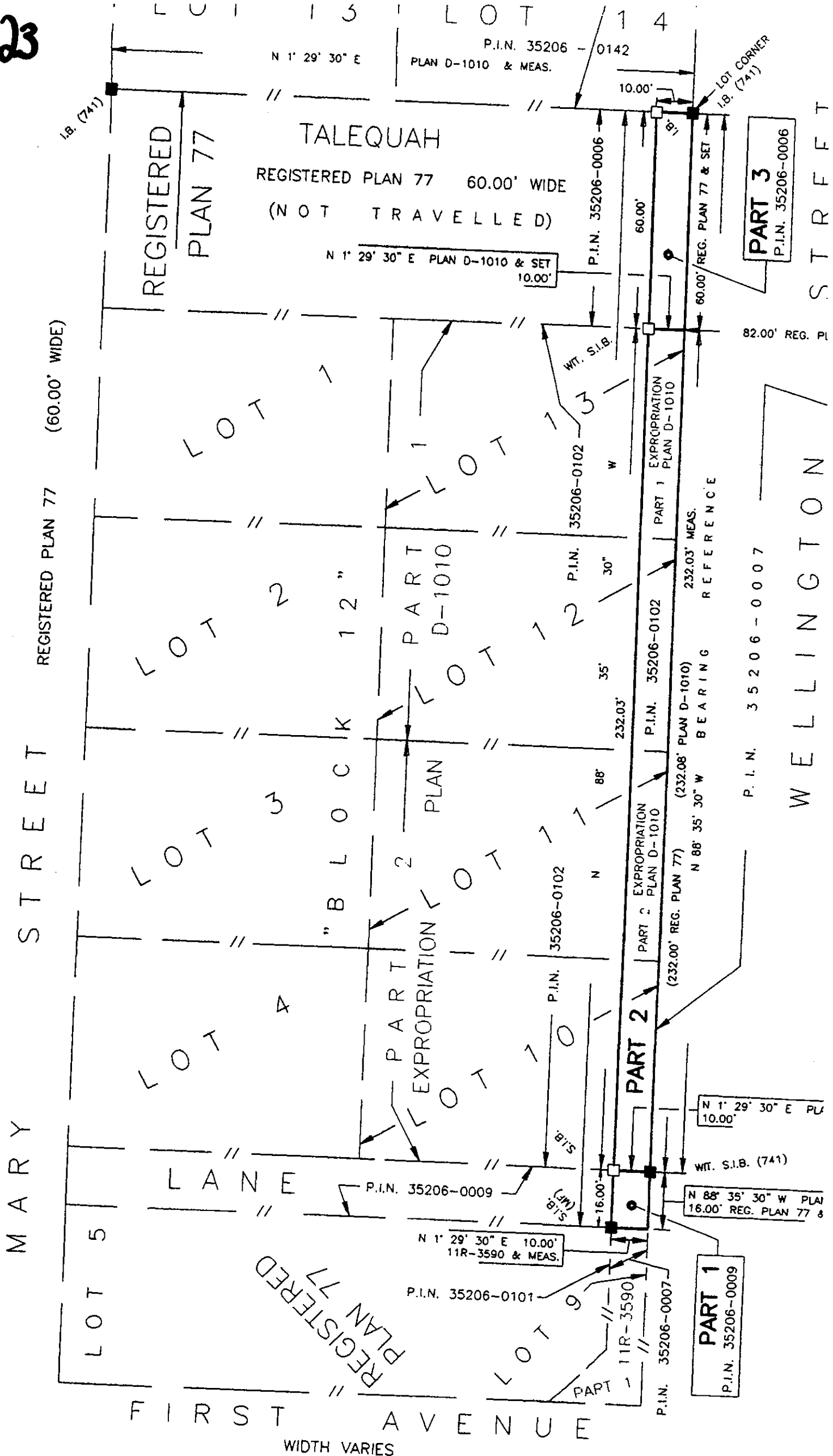
City Clerk

HR

Other

23

PART 1 IS PART OF P.I.N. 35206-0009  
PART 2 IS PART OF P.I.N. 35206-0102  
PART 3 IS PART OF P.I.N. 35206-0006



REGISTERED PLAN 77 (60.00' WIDE)

TALEQUAH  
REGISTERED PLAN 77 60.00' WIDE  
(NOT TRAVELLED)

N 1° 29' 30" E PLAN D-1010 & SET 10.00'

PART 3  
P.I.N. 35206-0006

82.00' REG. PL

232.03' MEAS. REFERENCE

P. I. N. 35206-0007

WELLINGTON STREET

MARY STREET

LANE

FIRST AVENUE  
WIDTH VARIES

PART 1  
P.I.N. 35206-0009

PART 2

P.I.N. 35206-0101

N 1° 29' 30" E 10.00' 11R-3590 & MEAS.

N 1° 29' 30" E PL 10.00'

WT. S.I.B. (741)

N 88° 35' 30" W PL 16.00' REG. PLAN 77 &

P.I.N. 35206-0007

11R-3590

S.I.B.

P.I.N. 35206-0102

P.I.N. 35206-0102

P.I.N. 35206-0102

P.I.N. 35206-0102

P.I.N. 35206-0102

P.I.N. 35206-0006

P.I.N. 35206-0142

PLAN D-1010 & MEAS.

N 1° 29' 30" E

I.B. (741)

LOT CORNER  
I.B. (741)

(232.00' REG. PLAN 77)

N 88° 35' 30" W

(232.08' PLAN D-1010)

232.03' MEAS.

PART 1 EXPROPRIATION PLAN D-1010

WT. S.I.B.

35'

30"

35206-0102

35206-0102

35206-0102

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24  
Corporation of the  
City of St. Thomas

Report No.

TR 22-07

File No.

**Directed to:** Chairman Terry Shackelton and Members of the  
Finance & Administration Committee

**Meeting Date**

May 22, 2007

**Department:** Treasury

**Attachment:**

**Prepared By:** William J. Day, City Treasurer

Mayor and Council  
Expense Schedule

**Subject:** Mayor and Council Expenses

**Recommendation:**

It is recommended that:

1. Council receive Report TR 22-07 for information
2. The Treasurer provide members with Mayor and Council Expenses incurred as at March 31, June 30, September 30 and December 31 each year

**Report:**

In 2006 Council requested that they receive for review, on a monthly basis, all Mayor and Council expenses. We have attached a schedule of Mayor and Council expenses incurred to March 31, 2007 for Council's information. In addition we have provided the annual approved budget for each expense account.

In the future we recommend that Council be provided with quarterly updates of the schedule, such that the information would be provided as at March 31, June 30, September 30 and December 31 each year.

Respectfully submitted,

W. J. Day  
Director of Finance and City Treasurer



25

City of St. Thomas

For the Three Months Ending March 31, 2007

G/L ACCOUNT	DESCRIPTION	2007 YTD ACTUAL	2007 ANNUAL BUDGET
<b>MAYOR &amp; COUNCIL</b>			
<b>EXPENSES</b>			
11-2-01-1-0000-3010	Reg Full-time Wages	\$5,434.10	\$35,645.00
11-2-01-1-0000-3011	Reg Part-time Wages	37,539.14	151,700.00
11-2-01-1-0000-3120	All Statutory Benefits	1,758.70	12,713.00
11-2-01-1-0000-3130	All Employer Benefits	6,399.23	36,006.00
11-2-01-1-0000-3135	OMERS	354.88	2,088.00
11-2-01-1-0000-4001	Meetings/Receptions and Public Relations	1,759.54	20,000.00
11-2-01-1-0000-4022	Conference Fees		5,000.00
11-2-01-1-0000-4023	Association Membership Fees	9,661.90	9,500.00
11-2-01-1-0000-4075	Visioning Session - County of Elgin		3,000.00
11-2-01-1-0000-4171	Equipment Rental	862.55	1,700.00
11-2-01-1-0000-4249	Telephone Services	245.43	1,000.00
11-2-01-1-0000-4259	Courier	42.85	4,000.00
11-2-01-1-0000-4261	Discretionary Advertising	734.00	2,000.00
11-2-01-1-0000-4272	Other External Printing	75.60	1,000.00
11-2-01-1-0000-4280	Staff Mileage	79.38	1,000.00
11-2-01-1-0000-5010	Miscellaneous Expenses	534.54	1,000.00
11-2-01-1-0000-5011	Office Supplies	1,081.49	2,000.00
11-2-01-1-0000-5510	Publications and Subscriptions		500.00
<b>TOTAL EXPENSES</b>		<b>66,563.33</b>	<b>289,852.00</b>
<b>TOTAL MAYOR &amp; COUNCIL EXPENSES</b>		<b>66,563.33</b>	<b>289,852.00</b>



Corporation of the  
City of St. Thomas

26

Report No.

TR-23-07

File No.

T 07-718

**Directed to:** Chairman Terry Shackelton and Members of the  
Finance and Administration Committee

**Meeting Date**

May 22, 2007

**Department:** Treasury

**Attachments:**

**Prepared By:** Frank Lattanzio, Manager of Facilities and Property

Athletic Park – Removal  
of Steps Capital project  
Sheet -2007

**Subject:** Athletic Park Steps and North End of East Street – Drainage Repairs

**Recommendation:**

THAT: Council receive Report No. TR-23-07.

THAT: Council approve an expenditure of \$10,500 for repairs to drainage issues that exist at the north end of East Street where it meets the Athletic Park steps; it being noted that the cost of this additional work can be accommodated within the Athletic Park – Removal of Steps capital project account.

**Background:**

The removal of the Athletic Park steps was approved in the 2007 Capital Budget at an estimated cost of \$17,000. On April 24, 2007 the project was awarded to North Shore Sand and Gravel at the quoted price of \$5,400. The site meeting with North Shore identified erosion problems at the top of the staircase caused by the drainage issues that exist at the north end of East Street. The flow of water coming from East Street has caused erosion around the foundations of the old staircase.

In consultation with the Environmental Services Department it is recommended that the drainage problems be addressed in conjunction with the removal of the steps. The extra work required includes the installation of a catch basin, paving the end of the street, creating a small berm, cleaning up the rumble at the top of the hill and packing the eroded areas with clay. The costs to make the necessary repairs have been estimated by Environmental Services to be an extra \$10,500.

**Financial Considerations:**

The 2007 Capital Budget as approved by City Council, has an allocation of \$17,000 for this project of which \$5,400 has been allocated for the removal of the old staircase and \$10,500 with Council's approval would be allocated for the drainage repairs, totalling \$15,900.

Staff are available to answer any questions members may have.

Respectfully submitted,

Frank Lattanzio  
Manager of Facilities and Property

Reviewed By:

Treasury

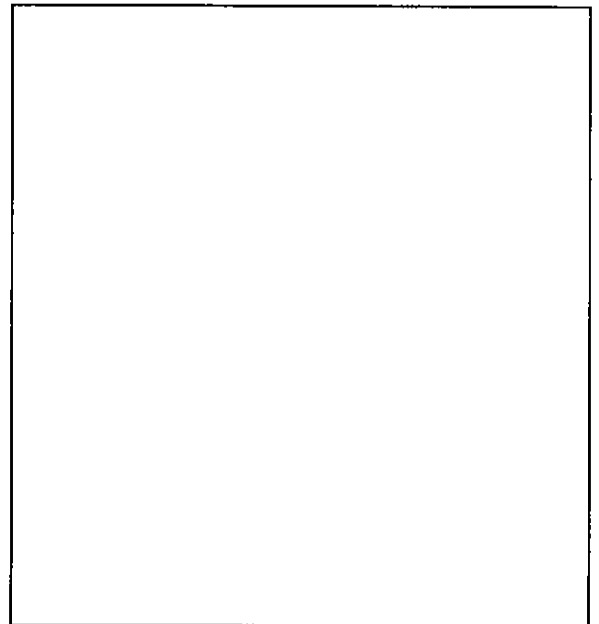
Env Services

Planning

City Clerk

HR

Other

**CAPITAL PROJECT FOR 2007****Project Name:****Athletic Park - Removal of Steps****Department:****Treasury – Property Maintenance****Estimated Gross Cost:****\$17,000****Funding Sources:****SITE MAP IF REQUIRED**

Tax Funded	Previously Approved	Grants	D.C. Reserve	Water Reserve	San. Reserve	Stm. Reserve
\$17,000						

**PROJECT DESCRIPTION:**

Removal of old steps in the ravine between the Athletic park and the end of East Street - \$17,000



Corporation of the

# City of St. Thomas

28

Report No.

ES70-07

File No.

05-014-06

Directed to:

Chairman David Warden and Members of the Protective Services and Transportation Committee

Date  
May 22, 2007

Department:

Environmental Services Department

Attachment

Prepared By:

Dave White - Supervisor of Roads and Transportation

Subject:

The Addition of a No Parking Zone Restriction - Chester Street from Sunset Drive to Willow Street

## Recommendation:

THAT: Report No. ES70-07 be received for information; and further,

THAT: The traffic by-law 45-89 Schedule II (No Parking Zones) be amended as to implement a No Parking Anytime restriction on the south side of Chester Street from Sunset Drive to Willow Street.

## Origin

At it's meeting of April 4, 2005 the following motions were carried by Council:

THAT: Report ES-35-05 be received as information; and,

THAT: The Ontario Fire Code and Building Code requirement for emergency vehicles along the City's local standards roadway system be applied on a site specific and as needed basis.

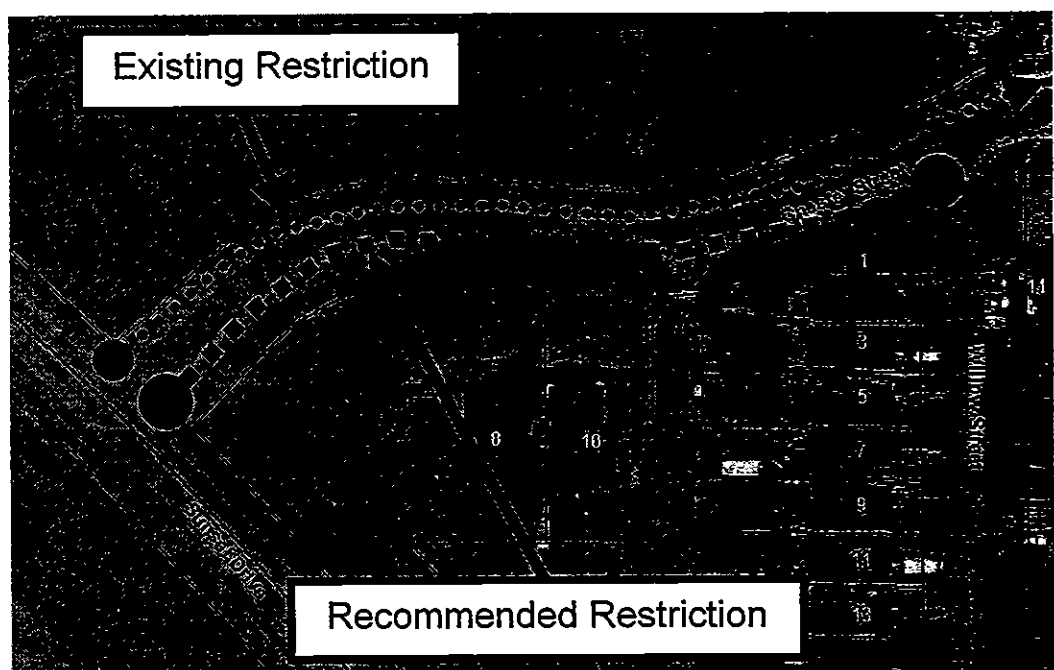
This report resolves a site-specific request by a local resident.

## Analysis

Chester Street from Sunset Drive to Willow Street was constructed to Rural Local Road standards, with a pavement width less than 9.9m wide (actual pavement width is approximately 7m wide). The road section has been built as a two-lane road with no shoulder and has substantial vertical and horizontal curves. There is an existing No Parking Zone Restriction on the north side from Sunset Drive to Wilson Avenue. Chester Street is classified as a Local Road in schedule B of the official plan, which carries approximately 700 vehicles per day (2000) and provides property access and a link from Sunset Drive to the residential subdivision to the east. Being a two lane Local Street, Chester Street has the design capacity of approximately 6,000 vehicles per day, and therefore is operating well below its' design capacity.

As a result of driver visibility and traffic safety, and to accommodate the minimum required fire route width of 5.94m, this road section should be provided with a parking restriction on both sides.

As a result of this analysis it is recommended that a No Parking Anytime restriction be implemented on the south side of Chester Street from Sunset Drive to Willow Street as illustrated to the right.



Financial Considerations

Costs associated with the installation of "no parking" signs are contained in the 2007 Operating Budget.

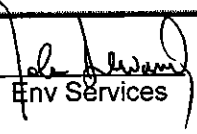
Alternatives

- Impose the parking restrictions as indicated in this report.
- Do not impose the parking restrictions.

Respectfully,



*for* Dave White, C. Tech - Supervisor of Roads and Transportation  
Environmental Services

Reviewed By: Treasury  Planning City Clerk HR Other  
Env Services



Corporation of the  
City of St. Thomas

30

Report No.

VV-003-07

File No.

**Directed to:** Chairman Lori Baldwin-Sands and Members of the  
Social Services Committee

**Date**  
May 22, 2007

**Department:** Valleyview

**Attachment**

**Prepared By:** M. Carroll, Valleyview Administrator

**Subject:** Surplus Medical Furniture at Valleyview-29 Elysian St

**Recommendation:**

That report VV-003-07 be received and filed as information; and  
That all remaining beds and nightstands at 29 Elysian St. be declared surplus under section 30 of the  
Purchasing By-law; and  
The surplus furniture be donated to the Dubois Charitable Foundation for distribution to organizations in  
developing countries.

**Background:**

With the move to the new Home several pieces of old furniture did not meet the standards for placement  
at the new Home. Staff were approached by Mr. M. brown, a volunteer with the Dubois Charitable  
Foundation, a charitable organization, with collects and transports items to developing countries for  
distribution to hospitals, seniors homes, clinics, schools and orphanages.

**Available Furniture**

Staff are recommending that the following pieces of furniture remaining at the 29 Elysian St. location be  
donated to the foundation.

- All nightstands
- All beds, including head and footboards

Section 30 of the Purchasing Bylaw permits the disposal of obsolete furniture to a registered charity.

**Distribution**

The foundation will be responsible for the collection of the furniture from the old facility, storage and  
transportation. There is no cost to the City.

The removal of the furniture from the facility also aids the Economic Development Corporation in  
marketing the facility to perspective purchasers.

Respectfully,

M. Carroll  
Valleyview Administrator

Reviewed By:

Treasury

Env Services

Planning

City Clerk

HR

Other

31

4 Eglin Street  
St. Thomas, ON  
Canada  
N5R 3L6

Phone: (519) 633-4000  
Fax: (519) 633-1371

**DELIVERED BY FACSIMILE NO. 519-633-9019**

May 8, 2007

City of St. Thomas,  
545 Talbot Street,  
ST. THOMAS, Ontario.  
N5P 3V7

City of St. Thomas  
Received

MAY 09 2007

City Clerk's Dept

Attention: Wendell Graves

Dear Sir:

**RE: MUNICIPAL ADDRESS:** 56 Maple Street, St. Thomas, Ontario  
**LEGAL DESCRIPTION:** Part 65 Block 28, Part Lots 3 & 4  
City of St. Thomas, County of Elgin  
**ASSESSED OWNER:** VEAL, Tim and Lara  
**ASSESSMENT ROLL #:** 34 21 040 410 15200  
**OUR CLIENTS:** SHARKEY, Jeremy and Jeessica  
**CLOSING DATE:** May 22, 2007  
**OUR FILE:** MFF # 13099

Please find enclosed a survey showing the above noted residence. You will note that the concrete steps expend 2.2 feet into the Maple Street allowance.



We would ask that the City issue a letter of tolerance, if one has not already been issued in respect of this property, to allow the encroachment to continue.

Your assistance is appreciated.

Yours very truly,



 **MONTY F. FORDHAM**  
/bjm  
Encl.

REFERRED TO	
J. DEWANCKER	
J. ANDERSEN	
FOR	
DIRECTION	<input type="checkbox"/>
REMARKS OR COMMENT	<input checked="" type="checkbox"/>
INFORMATION	<input type="checkbox"/>
FROM MARIA KONEFAL	

TO: Wendell Graves, City Clerk  
FROM: Ivar Andersen, Manager of Operations and Compliance

It is recommended that the standard letter of tolerance be granted for the encroachment as outlined above.

Yours truly,



Ivar Andersen, P.Eng., Manager of Operations and Compliance  
Environmental Services Department



32

**Brian Vaughan Surveying Limited**

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124 CENTRE STREET, ST. THOMAS, ON N5R 2Z9

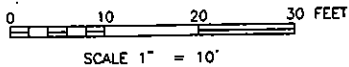
G. BRIAN VAUGHAN, ONTARIO LAND SURVEYOR

TELEPHONE: (519) 631-5057  
FAX: (519) 631-8255**SURVEYOR'S REAL PROPERTY REPORT  
PART 2) SURVEY REPORT***May 7, 2007***DESCRIPTION OF LAND***Part of Lots 3 & 4 Block 28, Registered Plan 65, City of St. Thomas. Municipality known as 56 Maple Street. Pin 35219-0166.***REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY***There are no registered easements or rights of way affecting these lands.***COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS***Not certified by this report.***ADDITIONAL REMARKS***The concrete steps extend 2.2 feet onto Maple Street. The fence along the northerly portion of the westerly limit is on line except for the southerly end which is 0.3 feet west of the westerly limit. The concrete sidewalk along the southerly portion of the westerly limit extends 1.0 feet onto the property to the west.**This report is to be read in conjunction with Surveyor's Real Property Report Part 1) Plan of Survey, dated May 7, 2007.***OUR FILE 07-36**  
**BRIAN VAUGHAN  
ONTARIO LAND SURVEYOR**

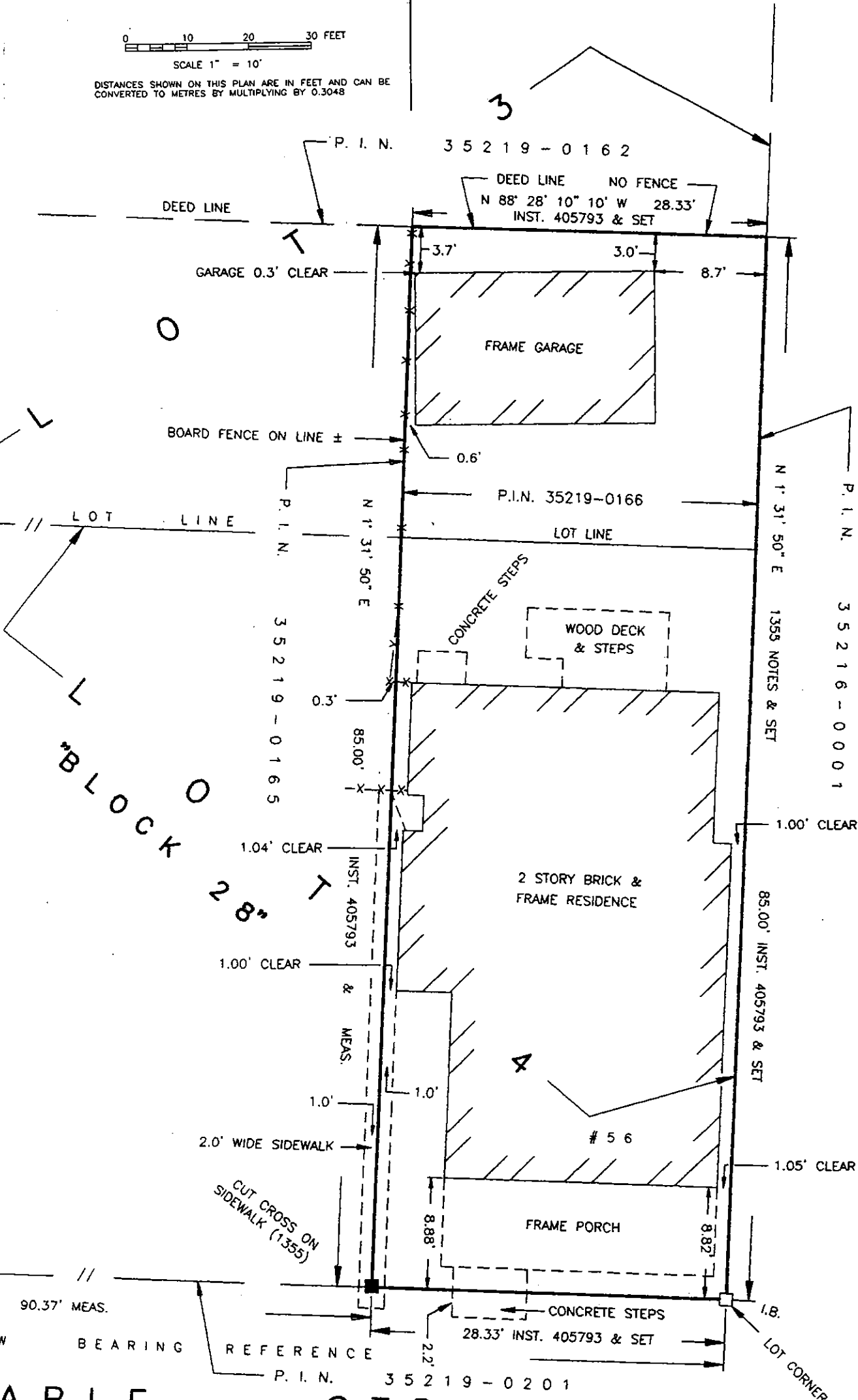


**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1 ) PLAN OF PART OF  
 LOTS 3 & 4  
 "BLOCK 28"  
 REGISTERED PLAN 65  
 CITY OF ST THOMAS  
 COUNTY OF ELGIN

**PART 2**  
 THIS PLAN MUST BE READ IN  
 CONJUNCTION WITH SURVEY  
 REPORT DATED MAY 7, 2007.



DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE  
 CONVERTED TO METRES BY MULTIPLYING BY 0.3048



**FIFTH AVENUE**  
 REGISTERED PLAN 65 66.00' WIDE

**APPLE STREET**  
 REGISTERED PLAN 65 66.00' WIDE

**BRIAN VAUGHAN SURVEYING LIMITED**  
 124 CENTRE STREET ST. THOMAS, ONT. N6R 2Z9  
 PH. (519) 631-5057 FAX (519) 631-8255  
 E-MAIL: bvaughan@goldm.net



34

ONTARIO  
CLEAN AIR  
ALLIANCE

May 7, 2007

Mayor Cliff Barwick  
PO Box 520, 545 Talbot St  
St. Thomas, ON N5P 3V7

RECEIVED

MAY 10 2007

Dear Mayor Barwick,

Ontario communities are paying the price for Ontario's dependence on coal power with poor air quality, lost productivity and rising health care costs. We need to phase out the use of coal as quickly as possible to protect our communities from the worst impacts of climate change and smog.

The Ontario Power Authority says that we will continue to need the gigantic Nanticoke coal-fired power plant after 2010 to meet peak power demands on hot summer days. We think there is a better solution.

Last year, Toronto Hydro managed to reduce its customers' peak power demand by 5 megawatts (compared to 2005). For the rest of Ontario, peak demand increased by 845 megawatts.

This summer, the Ontario Clean Air Alliance is challenging communities across Ontario to reduce their peak demand and coal-fired electricity use to protect public health and the environment. We will be doing this by launching our Peak Busters contest in May. There will be four categories of winners: a) the Ontario community that achieves the largest percentage reduction in peak day demand; b) the community served by a large utility (e.g., Hydro Ottawa) that achieves the largest percentage reduction in peak day demand; c) the community served by a medium-sized utility (e.g., Guelph Hydro) that achieves the largest percentage reduction in peak day demand; and d) the community served by a small utility (e.g., St. Thomas Energy Inc.) that achieves the largest percentage reduction in peak day demand.

Our PeakBusters.ca website will have many resources to help your community go clean and green and save money, including forums where community members can talk about what they are doing to save energy and improve our environment. The site will also feature promotional materials that can be included in utility mailings, property tax mailings, local media and other outlets.

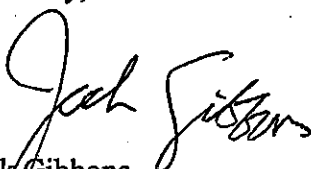
We hope you will challenge your community to take part in this contest by working with your local utility, community groups, business organizations and institutions to take advantage of the many benefits of reducing peak demand which include bill savings, increased comfort, better air quality and a reduced contribution to climate change.

In particular, we are hoping that you will provide a quote for our press release which will announce the launch of our Peak Busters campaign in your community. I am attaching a draft of it which includes a quote for your review. Could you please let me know, at your earliest convenience, if we can include a quote from you in our press release?

In October 2007, we will host presentations in the winning communities to mark their success in helping Ontario kick the dirty coal habit.

Should you have any questions or would like to discuss this further, please feel free to contact me.

Sincerely,

  
Jack Gibbons  
Chair

cc. Brian Hollywood, CEO of St. Thomas Energy Inc.

## Cutting electricity demand is key to cutting coal Contest challenges communities to curb peak power usage

May 23, 2007 - The Ontario Clean Air Alliance (OCAA) is launching a "Peak Busters" contest to reduce peak summer electricity demand. The contest challenges communities across Ontario to bust dirty coal power through leadership and action, and rewards those that do the most to use the least.

The initiative will help ensure that the Nanticoke coal-fired electricity plant — Canada's number one air polluter and biggest single source of greenhouse gases — is phased out as quickly as possible. "The Ontario Power Authority says we need to keep the gigantic Nanticoke coal plant in operation after 2010 to meet the spike in electricity demand that occurs on hot summer days. By taking actions to reduce their demand, the citizens of X can help make Nanticoke unnecessary," said Jack Gibbons, Chair of the OCAA.

Four contest winners will be selected among the communities served by utilities that achieve the largest percentage reductions in their peak day demands — by comparing demand at the time of the 2007 summer system peak to the 2006 summer system peak — and will include:

- The community in the *province as a whole* that achieves the largest percentage reduction in peak day demand;
- The community *served by a large electric utility* (e.g. Hydro Ottawa) that achieves the largest percentage reduction in peak day demand;
- The community *served by a medium-sized utility* (e.g. Guelph Hydro) that achieves the largest percentage reduction in peak day demand; and
- The community *served by a small utility* (e.g. Orangeville Hydro) that achieves the largest percentage reduction in peak day demand.

Last summer, Toronto Hydro reduced Toronto's electricity demand on its peak summer day by 5 megawatts (MW) compared to 2005, while for Ontario as a whole, peak demand increased by 845 MW. "It's time for communities across the province to show each other what they can do to reduce electricity demand, cut smog and check climate change," Mr. Gibbons said.

"No matter where you live, everybody wins if we can reduce our electricity use. I encourage the citizens of X to take up the Peak Busters challenge in support of a healthy community that will continue to be a great place to live, work and play for generations to come," said Y, Mayor of X.

To help reduce peak power demand, the contest encourages Ontarians to take actions such as:

- Signing up for a local utility PeakSaver-type program, which cycles air conditioners and water heaters on and off on peak days;
- Lowering air conditioner use by setting the thermostat to 26 degrees Celsius and using a programmable thermostat; and
- Running major appliances late at night and using EnergyStar models that require dramatically less electricity.

"We've barely scratched the surface of what can be done to reduce electricity use in homes and businesses in Ontario. Yet this is the fastest and cheapest way to meet our province's electricity needs while reducing our dependence on dirty coal power," Mr. Gibbons noted. "By being a Peak Buster you reduce smog, help curb climate change and save money on your hydro bill — and that's a winning combination."

For more information on the Peak Busters contest, please visit [www.PeakBusters.ca](http://www.PeakBusters.ca).

For more information:

Jack Gibbons, OCAA

416-926-1907 ext. 240

Mayor X (or Mayor X's Office)

insert phone number