



Keeping Track

City of St. Thomas Council Highlights

December 9, 2025 | Issue 29



PROPOSED ZONING BY-LAW AMENDMENT - 43954 SOUTHDAL LINE - FOLLOW UP REPORT

Council received Report PD-63-2025 for the address of 43954 Southdale Line. This application was submitted by Cyril J. Demeyere Limited (CJDL) on behalf of Hayhoe Homes for approval of a Zoning By-law Amendment to permit a 17-unit townhouse development on lands located northwest of Southdale Line and Renaissance Drive. At a previous Council meeting, staff were directed to schedule a public meeting regarding this application. A revision was made to add a brick wall to project into the interior side yard and increase the width of the residential driveway to 7.5 metres. A public meeting took place on November 10th, 2025 where there was no feedback by members of the public or commenting agencies. There were questions asked about access and parking which were answered by staff.

A LOOK INSIDE THIS ISSUE:

1. Waterworks Park - Dam Inspection
2. Yarmouth Yards - 2026 Contract Administration and Inspection Services - Contract Award
3. Yarmouth Yards - Electric Avenue and Ron McNeil Line Roundabout Design Concerns
4. 2026 Draft Budget Amendments

WATERWORKS PARK - DAM INSPECTION REPORT

Council received Report PRF-35-25 Waterworks Park - Dam Inspection Report. The Waterworks Park Dam, owned and operated by the City, is an important structure located within Waterworks Park. A detailed inspection was conducted by D.M. Wills Associates Limited in September 2025 which determined that the dam is in very poor condition with severe deterioration in all concrete elements. The Consultant has recommended the the City take action to rehabilitate, replace or decommission the dam to mitigate the risk of failure. Four primary options were discussed:

- Option 1 - Do Nothing: Continue routine maintenance with no major repairs.
- Option 2 - Decommissioning: Remove the dam
- Option 3 - Rehabilitation: Repair and upgrade the existing dam structure.
- Option 4 - Replacement: Fully replace the dam with a new structure.

Option 3 is the recommended option. The following next steps would need to take place: Dam Safety Assessment, Municipal Class Environmental Assessment, Detailed Design and Permitting.



SALE OF CITY-OWNED LAND ADJACENT TO 52 MOORE STREET

Council received Report PD-69-2025. This report was related to the Declaration of City-Owned Land Adjacent to 52 Moore Street and that Council declare the City-owned triangular parcel of land located west of 52 Moore Street to be surplus to the needs of the City. Staff have reviewed the request from the prospective owner of 52 Moore Street for the triangular parcel of land which would support on-site parking requirements and to improve overall site functionality of the potential professional office use. Staff recommended that Council declare this parcel of land surplus so Administration can complete the required due diligence, confirming the presence of any utilities or easements, obtaining an independent appraisal, and negotiating a sole-source sale with the proponent.

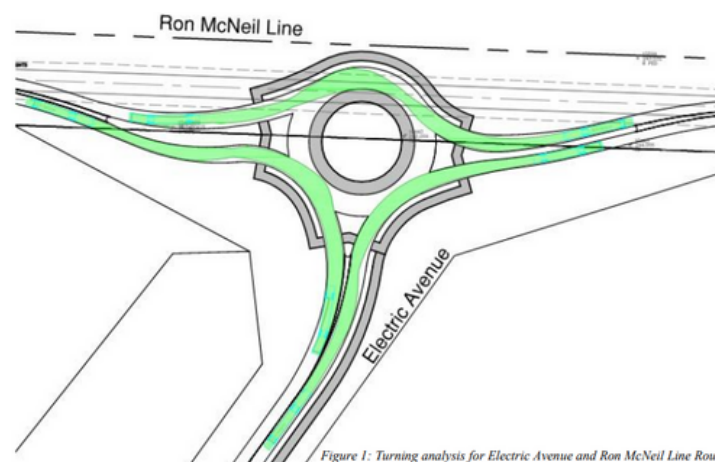


YARMOUTH YARDS - 2026 CONTRACT ADMINISTRATION AND INSPECTION SERVICES - CONTRACT AWARD

Council received Report ID-30-25 Yarmouth Yards - 2026 Contract Administration and Inspection Services - Contract Award. City staff are planning and preparing for another year of construction in Yarmouth Yards. To support these projects, staff recommended Council to approve the workplan submitted by Arcadis Professional Services Canada Inc., in the amount of \$1,400,000. In 2026, nearly all essential municipal infrastructure for the 1,500-acre development will be built. Arcadis has been closely involved in Yarmouth Yards for several years. They have prepared engineering drawings, tender documents, and technical studies needed to keep this fast-moving project on schedule. Because they already understand the site in detail, continuing with Arcadis avoids duplication of work and provides financial value to the City. The 2026 construction program includes earthworks and servicing for Phases 3 (continuation of 2025 work), Yarmouth Sewage Pumping Station (continuation of 2025 work), Yarmouth Rail Shunting Yard (continuation of 2025 work), Yarmouth Yards Earthworks and Servicing, Yarmouth Yards Surface Works, and new Yarmouth Yards signage. The amount awarded in this report for the 2026 Contract Administration and Inspection Services workplan is the net amount between the 2026 workplan and the existing contracts in place with Arcadis. The pricing received represents excellent value and falls within the allocated budget, which is covered by the Industrial Development Funding. For these reasons, staff recommend that Council approve the Arcadis workplan as a sole-source award under the City's Purchasing By-Law.

YARMOUTH YARDS - ELECTRIC AVENUE AND RON MCNEIL LINE ROUNDABOUT DESIGN CONCERNS

Council received Report ID-31-25. The new roundabout at Electric Avenue and Ron McNeil Line opened prior to Labour Day 2025. The City has received questions from the Elgin Federation of Agriculture about its design. The roundabout was planned for this intersection to support safe, steady traffic flow in the growing Yarmouth Yards Industrial Park. Its curved entry lanes are intentional—to slow vehicles down, reduce collision risks, and improve overall safety. Ron McNeil Line is heavily used by farm equipment in which the City made additional design changes such as semi-mountable curbs, wide concrete aprons to create a driving surface of up to 5.8 metres, and repositioned signage for extra clearance. Inside the roundabout, the travel width reaches about 8 metres. Staff are confident the roundabout can handle most agricultural vehicles, however the width of these vehicles vary greatly. A second roundabout planned at Battery Boulevard will continue to improve on lessons learned.



2026 DRAFT BUDGET AMENDMENTS

Council received report TR-25-25 2026 Draft Budget Amendments. Through its budget deliberations, Council wished to consider the following amendments pertaining to items in the City's 2026 capital program:

- Amendment #1 - Project Rescoping - Emslie Grandstand
- Amendment #2 - Project Addition - Pinafore Park Sand Volleyball Court
- Amendment #3 - Project Addition - 1Password Park Shade Shelter Relocation
- Amendment #4 - Project Addition - JC Pool Sun Shelter
- Amendment #5 - Project Addition - Baseball Diamond Groomer

The proposed revisions result in a net reduction of \$87,000 in capital spending compared to the 2026 Draft Budget. This provides some capacity to accommodate potential minor project overages should they occur through the procurement process. It was recommended that these funds be returned to the City's Infrastructure Reserve for this purpose. Some of the projects will be funded through the Canada Community Benefit Fund.



UPCOMING FLAG RAISINGS & PROCLAMATIONS



Make your mark in the community with a proclamation, flag-raising, or by lighting up the iconic Jumbo monument! The Proclamation, Flag-Raising, and Jumbo Lighting Request Form can be found on the City's website or is available at the City Clerk's office in City Hall. Requests should be submitted as far in advance as possible to ensure they can be placed on a Council agenda. Request forms can be submitted in electronic or hard copy format.

FUTURE MEETINGS

- Monday, December 15, 2025 at 5 p.m.
- Monday, January 12, 2026 at 5 p.m.
- Monday, February 2, 2026 at 5 p.m.

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