



Keeping Track

City of St. Thomas Council Highlights

December 2, 2025 | Issue 28



PROPOSED ZONING BY-LAW AMENDMENT - TEMPORARY USE ZONES - FOLLOW UP REPORT

Council received Report PD-62-2025 - Proposed Zoning By-law Amendment - Temporary Use Zones. The City of St. Thomas is proposing updates to Zoning By-law 50-88 to better support Temporary Use By-laws. The changes include adding a section explaining Temporary Use Zones, listing all active Temporary Use Zones, and using a "T" prefix to identify them. The City also plans to rename "Temporary Uses" in the General Provisions to "Temporary Permitted Uses During Construction" to avoid confusion. A public meeting was held on November 10th, 2025 with no feedback from members of the public or agencies on this proposal. There were some questions regarding the use of Temporary Use Zones and were answered by City staff. As directed at the October 14, 2025, City Council meeting, staff will prepare a future Official Plan Amendment to add criteria to assist with evaluating potential Temporary Use Zones.

A LOOK INSIDE THIS ISSUE:

- 1.** 2026 Employee Group Benefits Renewal
- 2.** Community Improvement Project - 40 Wellington Street - Grant Funding
- 3.** Proposed Zoning By-Law Amendment - Temporary Use Zones - Follow Up Report
- 4.** 2026 Draft Budget

2026 DRAFT BUDGET

Council received Report TR-24-25 the 2026 Draft Budget. City Treasurer presented the 2026 Draft Budget which proposes \$79,480,392 in tax-related spending, an increase from the City's 2025 levy of \$72,964,325. This represents a proposed municipal levy increase of approximately 8.9%. The operating budget has been developed to accommodate significant cost pressures for 2026 primarily relating to increased Police Service funding and contractual wage adjustments across all departments, reflecting obligations already established through collective agreements and prior approvals.

A property tax bill is made up of two components: the municipal portion and the education portion. The municipal portion funds the City's services, operations and capital requirements and is set each year through Council's budget process. The education portion is established by the Province of Ontario to partially fund education and is applied uniformly across municipalities. Only the municipal portion is affected by the decisions contained in this budget.

Based on the 2026 Draft Budget, the proposed municipal tax rate pressure is approximately 6.1%. For the median residential property assessed at 205,000, the estimated municipal tax rate increase translates to an impact of approximately \$16 per month on the municipal portion of property tax bills.

Overall, the 2026 Budget maintains St. Thomas's position as one of the more affordable municipalities in the province.



2026 EMPLOYEE GROUP BENEFITS RENEWAL

Council received the Report HR-16-25 regarding the annual renewal date for the employees benefits program with Manulife Financial and AIG Insurance. The renewal dates are January 1st and November 1st respectfully. Mosey & Mosey (City's benefit consultants) negotiates renewal rates with our current providers during the applicable coverage period. In 2024, there was a deficit of \$77,286 but the year to date financial accounting from January 1 to September 30, 2025 shows a surplus of \$349, 778. In 2026, Manulife Financial has agreed to an overall rate decrease of 0.1% for a total savings of \$9,738.



HERITAGE ALTERATION PERMIT AND DESIGNATED HERITAGE PERMIT - 502 TALBOT STREET



Council received Report MHC-12-25 regarding the Heritage Alteration Permit for 502 Talbot Street. The Alteration Permit would encompass the Demolition and Reconstruction of the Front Entry Stairs, Alterations to Existing Storm Windows, and Alteration of the Chimney. The Municipal Heritage Committee recommend approval of the permit. The only noted matter, should the demolition of the front stairs be approved, there would be no mechanism for the City to ensure that the stairs are reconstructed within a set timeframe through this process. The Municipal Heritage Committee and Council will need to be satisfied that an approval of this demolition could result in a long-term visual impact on the streetscape. Reconstruction of the front stairs will include larger diameter handrail and tactile strips on landings as per code.

COMMUNITY IMPROVEMENT PROJECT - 637-639 TALBOT STREET

Council received Report PD-64-2025 related to a Community Improvement Project. The owner applied for the Heritage Facade and Building Improvement Program for loan and grant funding. The proposal includes removal of the existing over cladding on the front of the building and restore the whole front facade to its original conditions, add new signage at the front facade, add parapet/guards to the rear terraces and add steel ladders as means of access to the roof at the rear of the property. The estimated value of this project is \$110,000. This project has been reviewed and approved by the Community Improvement Program Evaluation Committee



COMMUNITY IMPROVEMENT PLAN - 40 WELLINGTON ST - GRANT FUNDING



Council received report PD-65-2025 related to 40 Wellington Street. This Community Improvement Project was approved on September 16th, 2024 and is now completed. The project included the conversion of a single family home into 6 residential units. The total project investment was approximately \$836,000. The project was eligible for the following grants: Residential Grant, Development Charge Grant, Planning and Building Fees Grant and the Tax Incremental Grant.

COMMUNITY IMPROVEMENT PLAN - HOYLAKES ROAD

Council received report PD-66-2025 related to the Community Improvement Project for 3, 5, 7, 9, 11, 13 Hoylake Road. The owner has applied for grant funding. The estimated value of the project is \$400,000 per unit. This project is eligible for the Residential Grant equal to 50% of the cost of renovating existing residential units and/or constructing new residential units to a maximum grant of \$12,500 per unit (total maximum grant of \$100,000 per property/project). The grant funds will be released upon successful completion of the project.



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 8, 2025 at 5 p.m.
- Monday, December 15, 2025 at 5 p.m.
- Monday, January 12, 2026 at 5 p.m.

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