

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

WALTER OSTOJIC & SONS LTD.

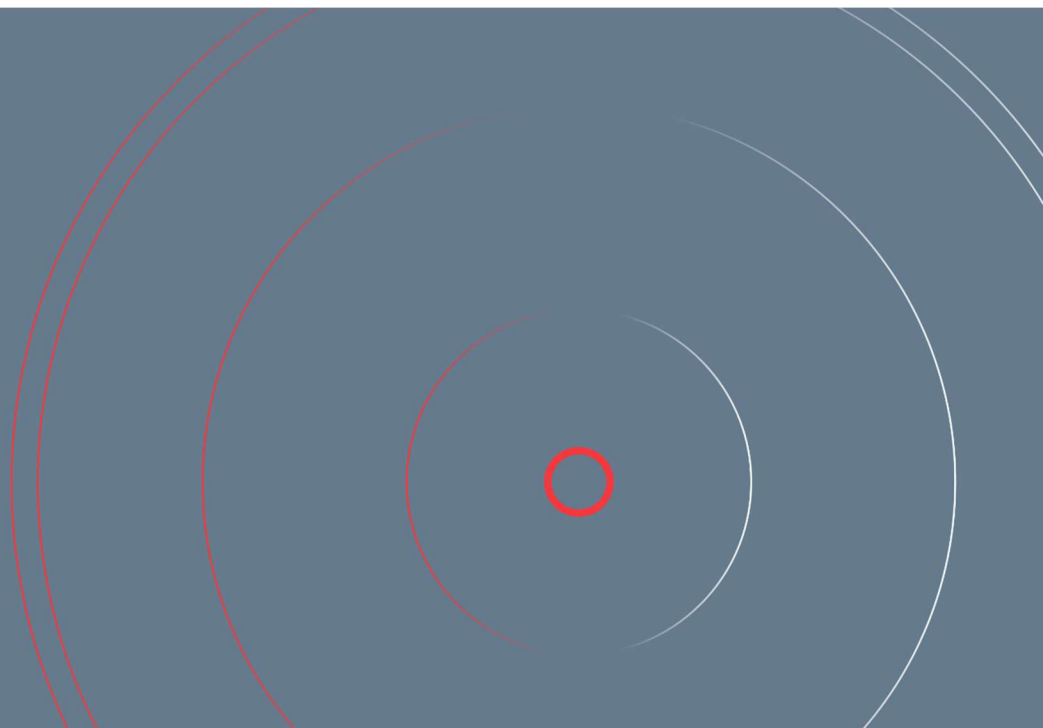
PLANNING JUSTIFICATION REPORT

Warehouse Street Development

Draft Plan of Subdivision

Zoning By-law Amendment

December 2025



EXECUTIVE SUMMARY

A Planning Justification Report ('PJR') has been prepared to support a Draft Plan of Subdivision ('DPS') application and a site-specific Zoning By-law Amendment ('ZBA') application for the site legally known as lots 1-8 Block 2 Plan 80 (referred to as the 'subject site') on behalf of the applicant, Walter Ostojic & Sons Ltd. (or 'applicant'). The proposed Draft Plan of Subdivision would create twelve residential lots and one stormwater management block. The requested Zoning By-law Amendment would rezone the subject site from the Residential Development Zone 7 (R7) Zone to the Fourth Residential (R4) Zone and to a site-specific Fourth Residential Exception XX (R4-XX) Zone. The proposed development of five semi-detached buildings (10 units) conforms to the provisions of the R4 zone as outlined in the St. Thomas Zoning By-law No. 50-88. The seven proposed fourplexes (28 units) will conform to the provisions of the R4 zoning category as outlined in the St. Thomas Zoning By-law No. 50-88, except for minimum lot area, minimum lot frontage, and minimum interior side yard setback. Relief from these provisions is addressed in the site-specific exception zone.

This report demonstrates that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS, conform to the intent and purpose of the City of St. Thomas Official Plan, and represents good planning. As such, it is our professional opinion that they would be appropriate for the support of City Council.

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1.0 INTRODUCTION

1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by the Walter Ostojic & Sons Ltd., herein referred to as the Applicant, to assist in obtaining the necessary planning approvals associated with the proposed draft plan of subdivision and rezoning on lands legally described as lots 1-8 Block 2 Plan 80, herein referred to as the Subject Site. The Subject Site is located within the City of St. Thomas and is shown on **Figure 1**.

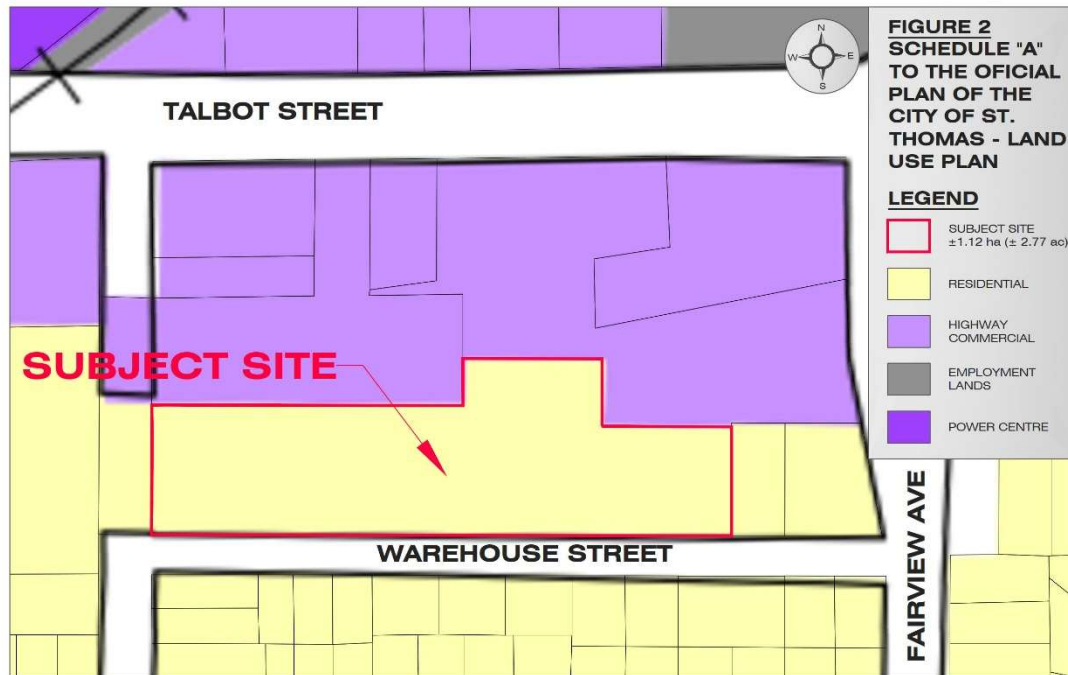
Figure 1: Location Map



Source: Elgin Mapping (2024), Prepared by Counterpoint Land Development by Dillon Consulting.

The subject site is designated as Residential on Schedule “A” of the City of St. Thomas Official Plan, as shown in **Figure 2**.

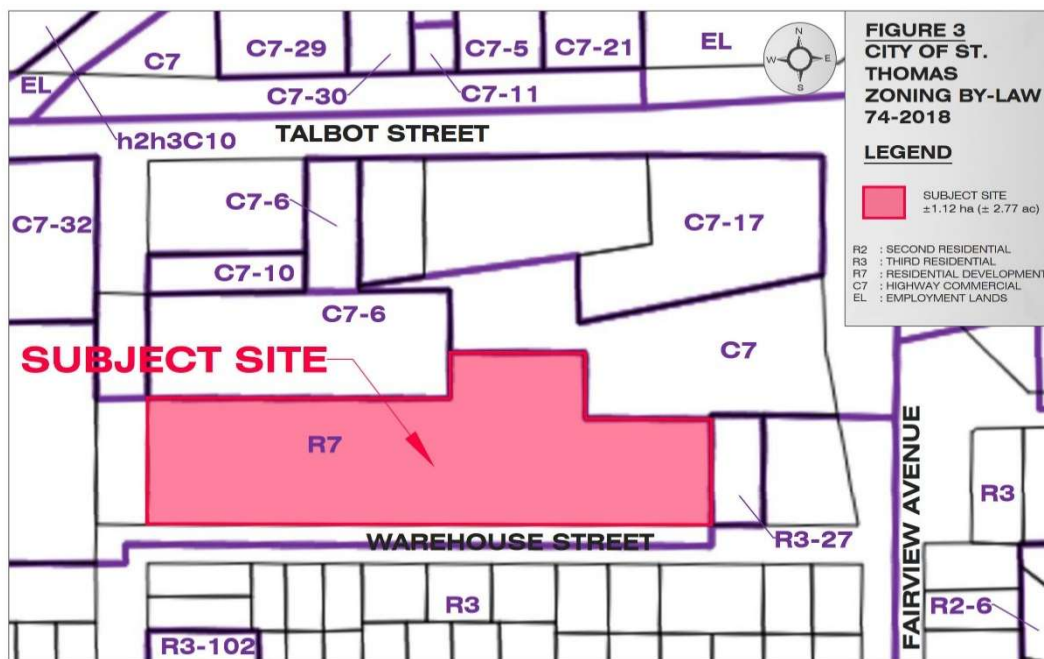
Figure 2: City of St. Thomas Official Plan – Land Use Plan



Source: St. Thomas Official Plan, Prepared by Counterpoint Land Development by Dillon Consulting.

The subject site is zoned Residential Development Zone 7 (R7) in the City of St. Thomas Zoning By-law 50-88. **Figure 3** Illustrates the zoning of the subject site and its surroundings.

Figure 3: Existing City of St. Thomas Zoning By-law 50-88



Source: City of St. Thomas Zoning By-law 50-88, Prepared by Counterpoint Land Development by Dillon Consulting.

The applicant is proposing to subdivide the subject site into thirteen residential lots fronting Warehouse Street and one stormwater management block in the rear of the property. The applicant is also seeking to rezone the subject site to Fourth Residential Zone (R4). The current R7 Zone only permits uses existing at the date of the passing of the Zoning By-Law or agriculture uses. The proposed R4 Zone is suitable for the proposed development, as it allows for semi-detached dwelling and multiple dwelling.

1.2 DESCRIPTION OF SITE

The subject site is located on the north side of Warehouse Street (no civic address), west of Fairview Avenue. (refer to [Figure 1: Location Map](#)).

These lands are legally described as:

- Lots 1-8 Block 2 Plan 80 in the City of St. Thomas.

The total area of the subject site is approximately 1.12 hectares (2.77 acres) with 219.1 metres (718.8 feet) of frontage on Warehouse Street. It is currently vacant.

1.3 PROPOSED DRAFT PLAN OF SUBDIVISION

The proposed subdivision will consist of a mix of housing types located on 12 lots of various sizes. Five semi-detached residential lots will contain two units each and seven multiple dwelling residential lots will contain four units each (fourplex), totaling 12 lots and 38 units. Each fourplex will have two units on the ground level and two units on the second level. The proposed lots will front onto Warehouse Street. To service the development, the rear of the subject site will consist of a Stormwater Management Block that is 0.22 ha (0.54 ac) in size. The proposed development details have been summarized through [Table 1](#).

Table 1: Proposed Subdivision Details

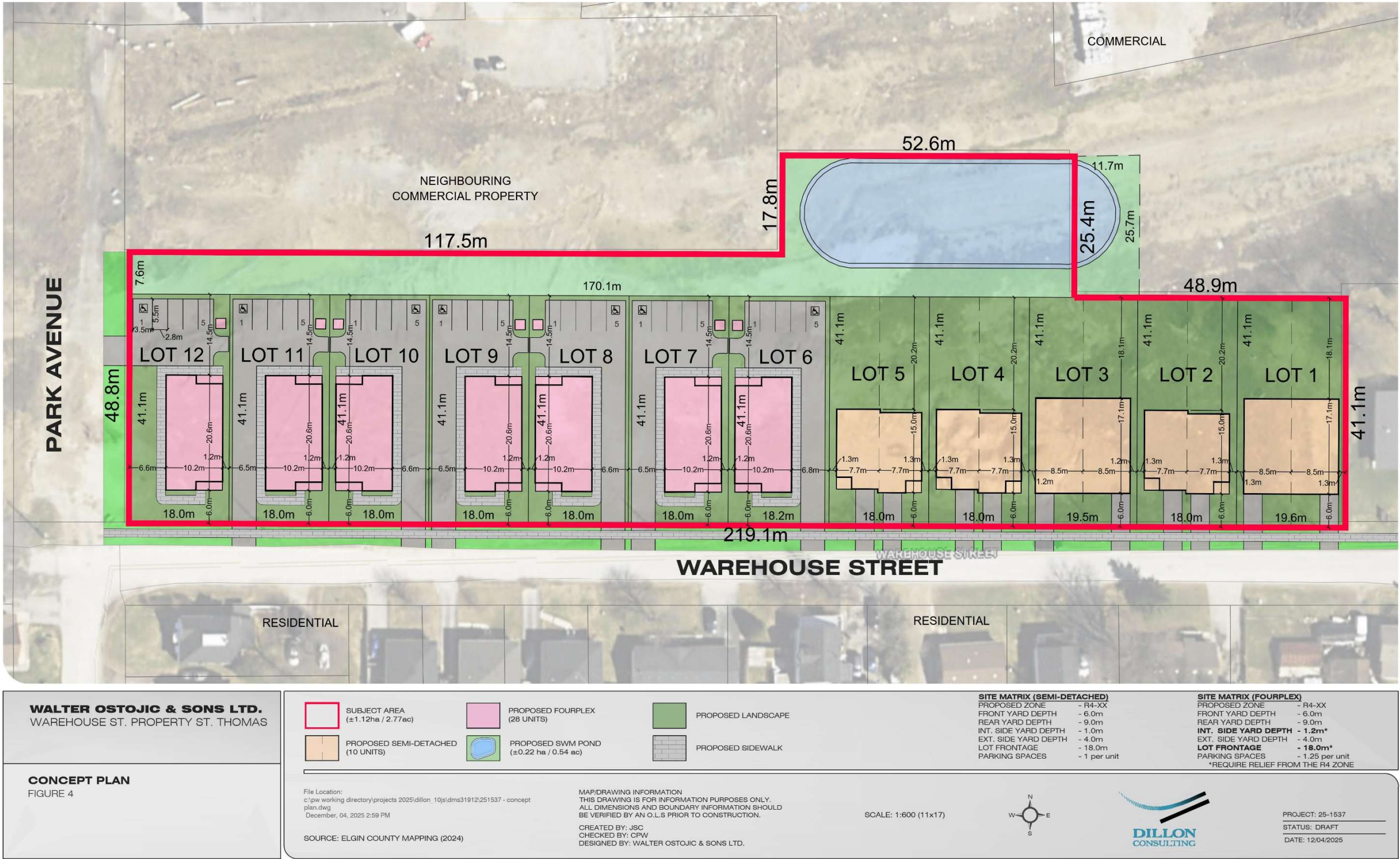
LAND USE/BUILT FORM	LOTS / BLOCKS	SIZE (ha)	UNIT COUNT	DENSITY (uph)
Semi-detached Residential	Lots 1 to 5 (incl.)	0.38	10	26.3
Multiple Dwelling Residential	Lots 6 to 12 (incl.)	0.52	28	53.8
Stormwater Management Pond	Block 13	0.22	N/A	N/A
Total	Lots 1 to 12 (incl.) Block 13	1.12	38	33.9

Each of the semi-detached dwelling units on lots 1-5 will have an individual driveway accessing Warehouse Street. The four-plex units proposed on Lots 6-11 will each have one common driveway accessing Warehouse Street and five parking spaces located at the rear of the property. The four-plex unit proposed on Lot 12 will have one common driveway accessing Park Avenue and five parking spaces in the rear of the property. The Stormwater Management block abuts the unopened road allowance at Park Avenue, which will provide access once easements are formalized.

The semi-detached buildings located in lots 1 and 3 will have a width of 17.1 m and a depth of 17.1 m, with a front yard depth of 6.0 m. The semi-detached buildings located in lots 2, 4 and 5 will have a width of

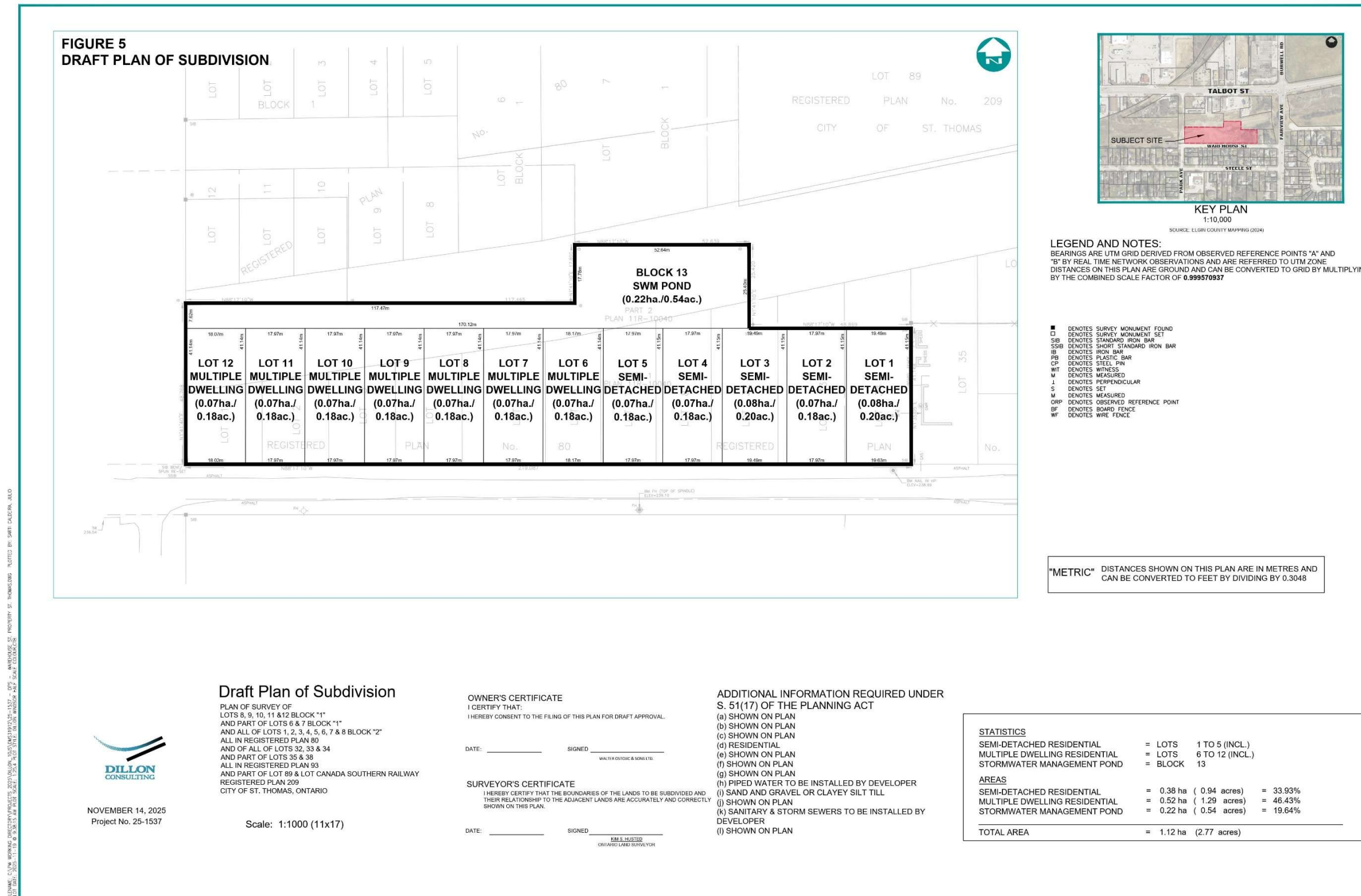
15.3 m and a depth of 15.0 m, with a front yard depth of 6.0 m. The fourplex buildings will have a width of 10.2 m and a depth of 20.6 m, with a front yard depth of 6.0 m. (refer to **Figure 4- Concept Plan**).

Figure 4: Concept Plan



Prepared by Counterpoint Land Development by Dillon Consulting.

Figure 5: Draft Plan of Subdivision



1.4 PROPOSED REZONING

Under Section 1.78 of the City of St. Thomas Zoning By-law 50-88, the fourplexes fall under the definition of Multiple Dwelling:

“MULTIPLE DWELLING means a building containing three or more attached dwelling units not in a single row, each of which dwelling units has an independent entrance from the outside and a masonry wall or walls vertically separating it from any abutting dwelling unit.”

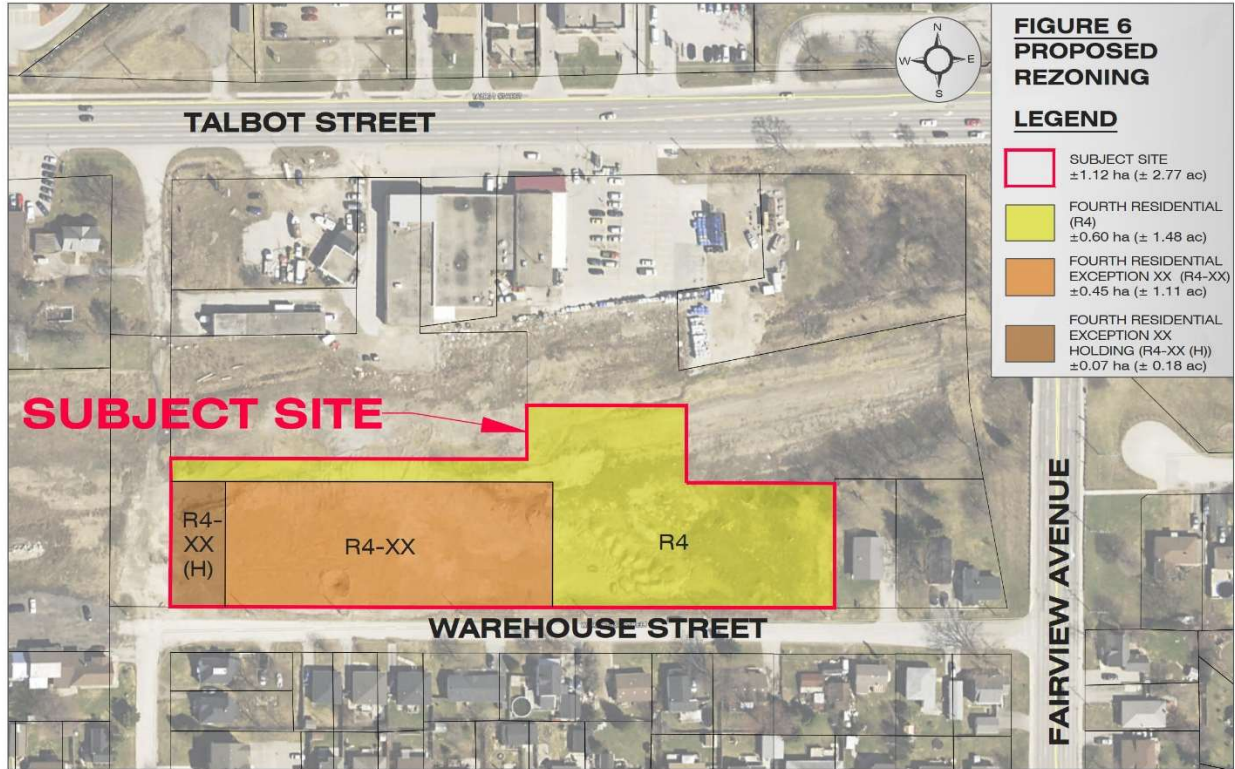
The list of permitted uses in the Fourth Residential Zone (R4) includes semi-detached dwelling and multiple dwelling. The regulations for both the existing R4 Zone and the proposed R4-XX Zone are outlined below in **Table 2**.

Table 2: Zoning Provisions

PROVISION	SEMI-DETACHED		FOURPLEX	
	R4	PROVIDED	R4	R4-XX
Minimum Lot Area	300 m ²	739 m ²	750 m ²	739 m²*
Minimum Lot Frontage	10 m	18.0 m	21 m	18.0 m*
Maximum Main Building Height	11 m	6 m	11 m	11 m
Maximum Lot Coverage	40%	36%	40%	29%
Maximum Dwelling Units	2 per lot	2 per lot	6 per lot	4 per lot
Maximum Roof Area	55%	36%	55%	29%
Minimum Front Yard Depth	6 m	6.0 m	6 m	6.0 m
Minimum Rear Yard Depth	9 m	18.1 m	9 m	14.5 m
Minimum Interior Side Yard Depth	1 m	1.2 m	2 m	1.2 m*
Minimum Exterior Side Yard Depth	4 m	N/A	4 m	6.6 m
Minimum Ground Floor Area	74 m ²	219 m ²	56 m ²	210 m ²
Minimum Parking Spaces	1 per unit	1 per unit	1.25 per unit	1.25 per unit
*Relief from the existing R4 Zone required				

As the proposed semi-detached buildings comply entirely with the provisions of the R4 Zone, the site-specific R4-XX Zone will only apply to the fourplexes located in lots 6-12. Lot 12 will have access via Park Avenue and will be subject to a Holding symbol (in addition to the R4-XX Zone provisions), which will be removed once Park Avenue is built to Municipal standards, as shown on **Figure 6: Proposed Rezoning**.

Figure 6: Proposed Rezoning



Source: Elgin Mapping (2024), Prepared by Counterpoint Land Development by Dillon Consulting

2.0 EXISTING LAND USE

2.1 SUBJECT SITE

The physical attributes of the subject site are as follows:

- A total site area of 1.12 ha (2.77 ac);
- Irregularly shaped parcel with frontage on Warehouse Street;
- Vacant lands;
- Generally flat with grass-like vegetation; and
- Access to municipal services to be provided.

2.2 SURROUNDING LAND USE

The surrounding land uses are as shown in **Figure 7: Surrounding Land Uses** and are described as follows:

North

- **Existing Uses:** Vacant Land and Commercial Uses;
- **Official Plan Designation(s):** Highway Commercial; and
- **Zone(s):** Highway Commercial (C7).

East

- **Existing Uses:** Single-detached dwellings;
- **Official Plan Designation(s):** Residential; and
- **Zone(s):** Third Residential (R3).

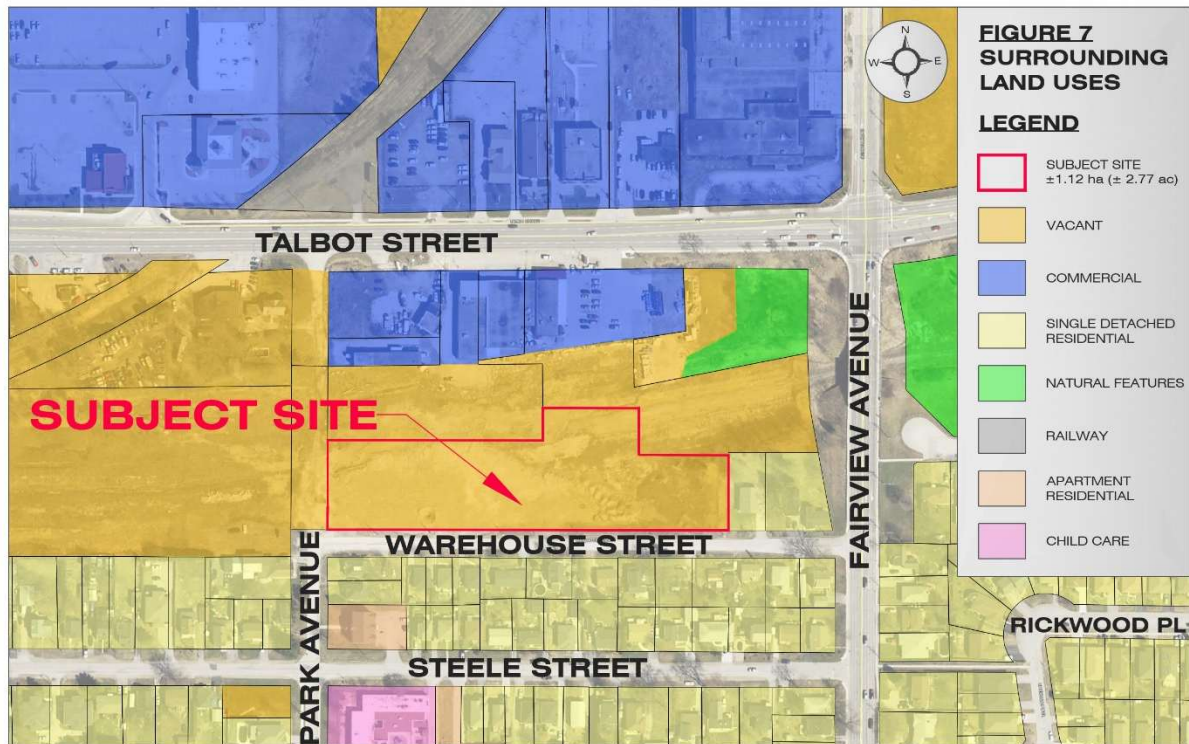
South

- **Existing Uses:** Single-detached dwellings;
- **Official Plan Designation(s):** Residential; and
- **Zone(s):** Third Residential (R3).

West

- **Existing Uses:** Vacant Land;
- **Official Plan Designation(s):** Residential; and
- **Zones(s):** Residential Development (R7).

Figure 7: Surrounding Land Uses



Source: Elgin Mapping (2024), Prepared by Counterpoint Land Development by Dillon Consulting.

3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed draft plan of subdivision and rezoning, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Planning Act;
- Provincial Planning Statement 2024;
- City of St. Thomas Official Plan policies;
- City of St. Thomas Zoning By-Law 50-88 regulations; and
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official plan, the approach used attempts to consolidate the relevant policies and criteria and identify and evaluate the potential planning and land use related issues associated with the proposed residential development.

3.1 ONTARIO PLANNING ACT

The proposed Draft Plan of Subdivision has been reviewed against the relevant criteria of Section 51(24) of the *Planning Act* and is found to be appropriate, ensuring the health, safety, convenience, and welfare of future residents. The plan is strongly aligned with provincial priorities as it is consistent with the Provincial Planning Statement (PPS) by promoting housing opportunities, as outlined in [Section 3.2](#) of this report. The development is not considered premature, and the land is suitable for the purposes for which it is to be subdivided, as previous site contamination issues have been addressed through ESA and remediation, and the land is fully supported by adequate utilities and municipal services. Finally, the subdivision conforms to the Official Plan, particularly the policies promoting medium-density residential infill, as outlined in [Section 3.3](#) of this report.

3.2 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments. The PPS was updated on October 20, 2024. All decisions affecting planning matters shall be consistent with the updated Provincial Planning Statement.

There are a number of sections of the PPS that apply to the proposed development. Our analysis suggests that the following policies of the PPS are relevant to the application:

- Policy 2.1, relating to planning for people and homes;
- Policy 2.2, relating to housing;

- Policy 2.3, relating to settlement areas and settlement area boundary expansions; and
- Policy 3.6, relating to sewage, water and stormwater.

These policies are included in **Appendix B** and will be referenced throughout the remainder of this report.

3.3 CITY OF ST. THOMAS OFFICIAL PLAN

The local policy context is provided in the City of St. Thomas Official Plan (OP) which establish policies and programs for growth, development and change within the City of St. Thomas.

The local policy context in the City of St. Thomas is outlined in the Official Plan (OP), which contains a holistic set of goals, objectives, and policies to manage and direct growth in the Municipality. Similar to the PPS, St. Thomas supports growth and development and encourages it within the appropriate land use designations identified in Schedule “A”, including Residential Designations, particularly where such development can be accommodated on municipal services.

The subject site is currently designated as Residential in the OP. Section 5 of the OP provides general policy direction for the Residential designation, which recognizes that it should be directed to appropriate locations. According to section 5.1.2 of the OP, this designation has the following function:

- The present quality of the residential areas should be maintained and/or improved;
- A full range of dwelling types should be permitted in each neighbourhood provided low and medium density residential uses are protected from any adverse impacts or higher density residences;
- Future residential development should provide a variety of dwelling types for both owner and rental occupancy; and
- An adequate supply of serviced land should be available to maintain the cost of building lots at a reasonable level.

The Residential land use policies are designed to promote compact neighbourhoods through development of a broad range of housing forms and tenures, and complementary services and amenities which enhance the quality of residential areas.

Our analysis suggests that the proposed development is in conformity with the pertinent policies of the Official Plan, which include the following:

- Section 2.1, relating to Management of Land Use;
- Section 3.2, relating to Population Capacity;
- Section 4.3, relating to Land Use Structure;
- Section 5.1, relating to Residential Land Use;

- Section 6.2, relating to Policies – Housing; and
- Section 9.1, relating to Transportation.

These policies are included in [Appendix B](#) and will be referenced throughout the remainder of this report.

3.4 CITY OF ST. THOMAS ZONING BY-LAW 50-88

The City of St. Thomas Zoning By-law is a municipal regulation that restricts the use of land and the erection and use of buildings within the city. It divides St. Thomas into various zones and specifies permitted uses, building and structure regulations (such as minimum lot area, maximum height, and required setbacks), and necessary municipal services (like water, sanitary sewage, and stormwater management) for properties within each zone. This regulation is essential for implementing the City's Official Plan and guiding consistent, planned growth.

The site is zoned Residential Development Zone (R7) according to the City of St. Thomas Zoning By-law 50-88. The R7 Zone currently permits existing uses and agricultural use. The proposed rezoning intends to rezone the property to the Fourth Residential Zone (R4) and to a site-specific R4-XX zone to allow for a decrease in the minimum lot area, minimum lot frontage, and minimum interior side yard setback. This amendment would permit the proposed residential development in the form of 10 semi-detached dwellings and 28 multiple dwelling units.

Excerpts from the City of St. Thomas Zoning By-law 50-88 are included in [Appendix C](#).

3.5 PLANNING ANALYSIS AND CONSIDERATIONS

The proposed draft plan of subdivision and rezoning of the subject site is consistent with the Provincial Planning Statement and the City of St. Thomas Official Plan policies by encouraging the future growth of the community, while providing an opportunity for a greater diversity of housing types in the area. The proposed draft plan of subdivision and rezoning is compatible with the surrounding land uses.

3.5.1 Site Suitability

The subject site is ideally suited for the proposed draft plan of subdivision and rezoning for the following reasons:

- The site is currently a vacant parcel of land located within a settlement area, which is the focus of growth and development, and the proposed draft plan of subdivision and rezoning supports population growth and intensification (PPS 2.3.1.1);
- The site is located adjacent to existing residential uses, and the proposed development maintains the residential characteristics of the neighbourhood (OP 5.1.3.1);
- Potential for increased residential density will support the existing commercial uses in the surrounding area and promote active transportation (PPS 2.1.6, 2.3.1.2);

- Potential for increased residential density will support the existing transit and the transit hub in the surrounding area (PPS 2.3.1.2; OP 9.1.2.4); and
- The site can be municipally serviced (PPS 3.6.2).

3.5.2 Land Use

The proposed draft plan of subdivision and rezoning permits a desirable and well-integrated mix of uses that directly supports the concept of a complete community (PPS 2.1.6, 2.3.1.3). The inclusion of Medium-Density Residential uses provides diverse housing options, contributing to the city's housing supply and accommodating projected population growth (PPS 2.1.4, 2.2.1; OP 2.1.2, 3.2.1, 4.3.9). This application proposes to establish a permitted compatible land use on the subject site which is located on lands currently designated Residential in the Official Plan. No Official Plan Amendment is required for the proposed development as the proposed uses are currently permitted under the existing Residential Designation.

3.5.3 Municipal Service Impacts

The proposed residential development promotes the efficient use and optimization of existing municipal sewage and water services. The proposed development will take advantage of existing servicing connection and will not require the extension of municipally owned or operated infrastructure (PPS 3.6.8; OP 4.3.11, 4.3.12). The proposed development will include approximately 38 residential units and will connect to full municipal services. A stormwater management facility will control the quality and quantity of all onsite stormwater to ensure there will be no negative impacts on the drainage characteristics of adjacent lands. To ensure that the proposed stormwater management facility functions as required, a Functional Servicing Report will be completed as part of the Draft Plan of Subdivision application. The stormwater management facility will be located at the northern boundary of the site. As demonstrated by the Functional Servicing Report prepared by Dillon Consulting Limited, adjacent properties will not be adversely impacted by the development of the subject lands (OP 5.1.3.6).

3.5.4 Housing

The PPS directs municipalities to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market. The proposed plan of subdivision and zoning by-law amendment introduces semi-detached and four-plexes units on a vacant site will help increase and diversify the existing housing stock in the surrounding area, which is predominantly, single-detached dwellings. The additional housing options will also provide opportunities for affordable units (PPS 2.1.4, 2.2.1).

The proposal is a form of residential intensification and meets the social, health and wellbeing requirements of current and future residents, promotes increased densities which efficiently use land, resources and infrastructure and promote affordability. It also conforms to the Residential policies identified in the Official Plan, particularly with the promotion of growth management and residential housing supply (OP 2.1.2,

3.2.1, 4.3.9, 6.2.1). The proposed residential development will also utilize existing infrastructure that is available on Warehouse Street.

3.5.5 Mobility

The PPS encourages developments that promote a dense land use pattern which minimizes the length and number of vehicle trips, and encourages the use of transit and active transportation methods (PPS 2.3.1.2). The proposed residential development will provide connections to the existing local transit routes. The nearest bus stop is located on Fairview Ave, 150m southwest of the site, and provides access to Routes 3 (Talbot East) and 5 (Fanshawe) of the Railway City Transit. The Railway City Transit Hub is located 1.1km from the subject site and provides access to Routes 1 (Northside), 2 (Hospital) and 4 (Parkside) of the Railway City Transit, as well as Route 3 of the Middlesex County Connect transit system, which provides direct access to White Oaks Mall in London.

The proposed connections will promote a healthy, active community which support active transportation and community connectivity (PPS 2.2.1).

3.5.6 Urban Design

The proposed development is compatible with the surrounding land uses in the neighbourhood and will fit with the character of the area. The height, massing, and scale of the proposed residential dwellings will be compatible to the existing dwellings adjacent to the subject site and within the surrounding area. The proposed housing type also acts as a suitable transition between the R3 zone on the south side of Warehouse Street and the commercial uses north towards Talbot Street.

The siting of the proposed buildings will be located in a complimentary location to the surrounding homes and will be built using similar materials, in keeping with the character of the neighbourhood. The reductions in the minimum requirements for lot area, lot frontage and interior side yard setback for the proposed fourplexes are minor deviations from the R4 zone and will be compatible with the surrounding homes and neighbourhood character.

3.5.7 Economic Prosperity

The proposed residential development provides real estate investment in St. Thomas that promotes underutilized lands. The proposed development is supported by the demand for residential development in St. Thomas and in Residential designation of the Official Plan. The proposed residential use in the form of 38 dwelling units will increase tax revenue for the City of St. Thomas and will promote long-term economic prosperity (PPS 2.3.1.3; OP 5.1.2).

3.5.8 Energy Conservation, Air Quality and Climate Change

The proposed development promotes compact form and enables the use of active transportation. The proposed sidewalks will be connected to the sidewalk network, facilitating the use of non-automotive forms of transportation, and promoting healthy active living within the City of St. Thomas. The introduction of new homes allows for an increased density within the neighbourhood, shortening commuting distances, and decreasing traffic congestion. The site is also located in proximity to transit stops, another element that can

contribute to a reduction in the number of trips made by private vehicles. These factors combined will have a positive impact on the City's climate change initiatives (PPS 2.3.1.2; OP 9.1.2.4).

3.5.9 Site Contamination

The previous use of the subject site was a rail yard. The change in use to a residential use triggered the requirement for a Phase 1 and Phase 2 Environmental Site Assessment (ESA). The property owner retained EXP Services Inc. (EXP) to complete the Phase 1 and Phase 2 ESA. The ESA was carried out to address the intent of applicable Provincial Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the MECP. The Phase Two ESA, Supplementary Subsurface Investigation, and Remedial Works programs were completed to identify potential chemicals of concern in relation to the four Areas of Potential Environmental Concern (APECs) identified in the Phase One ESA program. The results from the Phase Two ESA identified three areas for further investigation and/or remediation including supplementary subsurface investigations in the vicinity of a cyanide exceedance and elevated PHC concentrations, and a remedial excavation in the eastern portion of the subject site where two lead impacts and an arsenic impact were identified.

In accordance with Section 8.13.3 of the Official Plan, the observations and analytical results for the representative soil samples recovered from the remedial excavation surrounding lead and arsenic impacts are completed. All impacted soils to date have been excavated and transported to a portion of the property within the project area but outside of the RSC boundary. The limits of the excavation to the north, east, and south have been extended to the property boundary while the limits to the west extended between 17.0 and 33.5 m west of the eastern property boundary. The depth of the excavation ranges from 0.3 to 1.2 m.

Any movement of soils and fill materials brought on-Site must be completed in accordance with Ontario Regulation 347 (as amended), and Soil Management Regulation (O. Reg. 406/19)) which will affect the transportation and use of excess soils on-Site and all other applicable regulations.

3.5.10 Good Planning

The proposed development in St. Thomas represents good planning by demonstrating strong consistency and alignment across provincial and local planning frameworks. Overall, the proposed development strategically leverages a vacant parcel of land within a settlement area to absorb population increases while simultaneously promoting a diverse and complete neighbourhood. The intensification of an area with various land uses fosters a vibrant and self-sufficient community in which daily needs are met within close proximity.

Furthermore, the proposed amendment will encourage the development which supports sustainable infrastructure, particularly through the inclusion of a stormwater management pond, demonstrating responsible environmental stewardship. The emphasis on active and public transportation promotes healthier lifestyles and reduces reliance on private vehicles, contributing to a more sustainable and livable urban environment. This comprehensive planning ensures the long-term prosperity and well-being of St. Thomas residents.

4.0 CONCLUSIONS

The proposed draft plan of subdivision and rezoning of the subject site is appropriate, and should be approved by City of St. Thomas Council as it:

- Is consistent with the Provincial Planning Statement, outlined in [Section 3.2](#);
- Will co-exist in harmony with the adjacent land uses, as the surrounding area consists of residential dwellings;
- Conforms to the policies in the St. Thomas Official Plan outlined in [Section 3.3](#) of this report;
- Can add to the vitality of the area while supporting the efficient use of land and existing infrastructure;
- Will help support the development of needed housing in the City of St. Thomas;
- Takes advantage of existing infrastructure; and
- Facilitates a development that is consistent with the permitted uses in the Fourth Residential (R4) Zone.

For the above reasons, it would be appropriate for the City of St. Thomas Council to provide support for the draft plan of subdivision and rezoning of the subject site to the proposed Fourth Residential (R4) Zone and to the Fourth Residential Exception (R4-XX) Zone, as presented in [Section 1.3](#). This report demonstrates that the proposal is suitable and will not negatively impact the surrounding lands, is consistent with the PPS, conforms to the intent and purpose of the City of St. Thomas Official Plan, and represents good planning.



Connor Wilks
Planner

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APPENDIX A

Development Applications

Corporation of the City of St. Thomas

**APPLICATION FOR APPROVAL OF A PLAN OF
SUBDIVISION OR CONDOMINIUM DESCRIPTION**

Consultation Process

Consultation on Planning Applications

Applicants are required by By-law No. 30-2015 to consult with the Planning & Building Services Department prior to submitting one or more of the following planning applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Consent
- Draft Plan of Subdivision/Condominium
- Site Plan Control
- Minor Variance

These applications are also subject to policies and requirements of the City's Official Plan.

What is Consultation?

A consultation meeting is designed to facilitate the exchange of information between the applicant and City staff to identify critical development considerations early in the planning process. Consultation will ensure that both the applicant and the City have a clear understanding of the purpose of the application and that an application submission is supported by the required information and materials for it to be considered "complete" by the City. Consultation will also assist the applicant in understanding the administration of the planning process in St. Thomas.

The consultation process is advisory and a consultation meeting does not imply or suggest any decision to either support or refuse an application. The comments provided are preliminary and based on the information submitted for review at that time.

There is **no fee** charged for the consultation meeting.

Complete Application Requirements

All planning applications, with the exception of Site Plan Control and Minor Variance, are subject to complete application requirements under the Planning Act, as amended, and the City's Official Plan. The consultation process will identify the information and material that may be required to support an application submission.

Failure to Consult

In the event a consultation meeting does not take place prior to the filing of an application, a consultation meeting will be arranged as soon as possible thereafter. The application will not be formally received, nor will it be processed and the legislated timelines for processing a planning application will not begin until the requirements for a consultation meeting, and the submission of a complete application have been fulfilled.

Contact Information

The consultation meetings are hosted by the Planning & Building Services Department and will include representatives from City departments and from external agencies as required.

For more information regarding the consultation process, and to submit a completed Consultation Request Form, please contact the Planning & Building Services Department.

Corporation of the City of St. Thomas
**APPLICATION FOR APPROVAL OF A PLAN OF
SUBDIVISION OR CONDOMINIUM DESCRIPTION**
Pursuant to Section 51 of the Planning Act, as amended

SUBMISSION REQUIREMENTS FOR A COMPLETE APPLICATION:

If the information below is not received together with the fees required under subsection 69(1) of the Planning Act, and the information and material required under subsections 51(17) and 51(18) of the Act, the application will be deemed incomplete and the application returned to the applicant.

- 5 hard copies of a completed application, including all required authorizations/declaration(s) and appendices
- 5 hard copies of draft plan
- Copy of draft plan in AutoCad format
- 1 hard copy of any supporting documentation, as identified at the time of consultation
- Applicable fee (cheque made payable to the City of St. Thomas)
- All documents sent electronically in addition to hard copies

CURRENT APPLICATION FEES:

Type of Application	Processing Fee (payable upon application)	Registration Fee (payable upon execution of subdivision agreement)
Draft Plan of Subdivision	\$2,250.00 per application	\$20.00 per lot, to a maximum of \$1,000.00 for final review of the Plan. Payable upon execution of the agreement.
Draft Plan of Condominium for the following types: • Standard • Common Element • Vacant Land • Phased	\$2,250.00 per application	\$20.00 per lot, to a maximum of \$1,000.00 for final review of the Plan. Payable upon execution of the agreement.

Corporation of the City of St. Thomas
**APPLICATION FOR APPROVAL OF A PLAN OF
SUBDIVISION OR CONDOMINIUM DESCRIPTION**
Pursuant to Section 51 of the Planning Act, as amended

OFFICE USE:	Date Application Received: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: North Shore Farming Company Ltd.
Address: 43502 Sparta Line, St. Thomas, Ontario
Postal Code: N5P 3S8 Phone: 519-673-8401 Fax: _____
Email: northshorefarming@gmail.com

2. Agent/Applicant
Name: Dillon Consulting Limited c/o Connor Wilks
Company: Dillon Consulting Limited
Address: 130 Dufferin Avenue, Suite 1210 London, ON
Postal Code: N6A 5R2 Phone: 519-438-1288 x1249 Fax: _____
Email: cwilks@dillon.ca

Who is the primary contact?

☐ Registered Owner ☒ Applicant/Agent

*Note: Unless otherwise requested all communications will be sent to the Applicant.

*Please indicate the method of communication you would like to be contacted by.

☒ Phone ☒ Email ☐ Fax ☐ Mail

DESCRIPTION OF SUBJECT LAND

- Municipal Address: Warehouse Street (no civic address)
- Legal Description: Lots 1-8 Block 2 Plan 80
- Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land?
☒ Yes ☐ No If yes, describe the use(s) and time frame: Commercial, 15+ years (adjacent lands)
- Has the grading of the land been altered by filling, the adding of earth or material?
☐ Yes ☐ No If yes, describe the use(s) and time frame: _____

5. Has a gas station been located on the subject land or adjacent land at any time?
☐ Yes ☒ No If yes, describe the use(s) and time frame: _____
6. Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No If yes, describe the use(s) and time frame: _____
7. Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☐ No
 If yes, describe each easement or covenant and its effect: _____

PROPOSED AND CURRENT LAND USE

1. What is the current use of the subject land? Vacant
2. How is the subject land currently designated in the applicable Official Plan? Residential
3. Check whether the application is for: ☒ Plan of Subdivision ☐ Condominium Description
 Type of Condominium Corporation: ☐ Standard ☐ Vacant Land ☐ Phased ☐ Common Element
4. **Please complete the table on proposed land use:**

Proposed Land Use	Number of Units or Dwellings	Number of Lots and/or Blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha.)	Number of Parking Spaces
Residential					
Detached					
Semi-Detached	10	5	0.384	26.3	20
Multiple Attached	28	7	0.522	53.8	35
Apartment					
Seasonal					
Mobile Home					
Other (specify below*)					
Commercial					
Industrial					
Park, Open Space		1	0.223		
Institutional (specify below*)					
Roads					
Other Use (specify below*)					
Totals	38	13	1.129	33.7	55

* Please provide a description of the use: _____

SERVICES AND ACCESS

1. Access to the subject lands will be provided by:
 - ☒ Municipal Road
 - ☐ Provincial Highway
 - ☐ Public Road
 - ☐ Right of Way
 - ☐ Water
 - ☐ Other (Specify) _____
2. If access to the subject land will be by water only please answer the following:
Parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road: _____

3. Water supply to the subject lands shall be provided by:
 - ☐ Privately owned and operated communal well
 - ☐ Privately owned and operated individual well
 - ☐ Publicly owned and operated piped water system
 - ☐ Lake or other water body
4. Sewage disposal on the subject lands will be provided by:
 - ☒ Publicly owned and operated sanitary sewage system
 - ☐ Privately owned and operated individual septic system
 - ☐ Privately owned and operated communal septic system
 - ☐ Privy
 - ☐ Other (Specify) _____

Is there a septic system on the property? ☐ Yes ☒ No

If Yes, is it in good working order? ☐ Yes ☐ No
5. If the sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500L of effluent will be produced per day as a result, the following reports must be provided:
 - ☐ a servicing options report; and
 - ☐ a hydrogeological report
6. Indicate whether storm drainage will be provided by:
 - ☐ Ditches
 - ☐ Sewers
 - ☐ Swales
 - ☒ Other (Specify) SWM Pond
7. If the plan would permit development of fewer than five lots or units on privately owned and operated or communal septic systems, and **more than** 4500 litres of effluent would be produced per day as a result of the development being completed, the following reports must be completed:
 - ☐ A servicing options report; and
 - ☐ a hydrogeological report

8. If the plan would permit development of fewer than five lots or units on privately owned and operated or communal septic systems, and 4500 litres of effluent **or less** would be produced per day as a result of the development being completed, the following report must be completed:
- ☐ A servicing options report; and ☐ a hydrogeological report
9. If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells, the following reports must be completed:
- ☐ A servicing options report; and ☐ a hydrogeological report

PREVIOUS PLANNING ACT APPROVALS

1. Have the subject lands ever been the subject of any of the following matters under the Planning Act:
- | | | | | |
|--|------------------------------|-----------------------------|-----------------|---------------|
| • Approval of a Plan of Subdivision | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • Approval of a Consent Application | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • Approval of a Zoning Application | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • Approval of an Official Plan Amendment | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • Site Plan Approval Application | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • Approval of a Minor Variance Application | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • A Minister's Zoning Order | ☐ Yes | ☐ No | O.Reg No: _____ | Status: _____ |

If the lands have been subject to any of the planning approvals listed above, please identify the purpose of the application, the land it affects and its effect on the current requested amendment.

2. Provincial Policy

Explain how this proposal has regard to the principles to the Provincial Policy Statement issued under the *Planning Act*. A planning report should be completed to determine if the application reflects planning principles embodied in provincial and planning policies.

Is the plan consistent with the policy statements issued under subsection 3(1) of the Act? ☒ Yes ☐ No

Is the subject land within an area of land designated under any provincial plan(s)? ☐ Yes ☒ No

If yes, does the proposal conform with the applicable provincial plan(s)? ☐ Yes ☐ No

3. Public Consultation:

Please provide a strategy for consulting with the public with respect to this application:

Circulation to all landowners within 120 m of subject lands and posting of a public notice sign

ADDITIONAL INFORMATION

The following appendices are to be completed in full:

Appendix C – Significant Features Checklist

Appendix D – Housing Affordability

Appendix E – Residential Condominium Conversion

INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY

1. Has a site plan for the proposed condominium been approved? ☐ Yes ☐ No

If yes, Application # _____

2. Has a site plan agreement been entered into? ☐ Yes ☐ No

3. Has a building permit for the proposed condominium been issued? ☐ Yes ☐ No

If yes, Date permit was issued: _____ Permit# _____

4. Has construction of the project started? ☐ Yes ☐ No

5. If construction has been completed, indicate the date of completion: _____

6. Is this a conversion of a building containing residential rental units? ☐ Yes ☐ No

If yes, complete the following:

Number of units to be converted: _____ Type of Units: _____

Date of building construction: _____

Has the owner/applicant complied with the requirements related to the conversion under the Residential Tenancies Act (2006), as amended? ☐ Yes ☐ No

If no, please attach a separate piece of paper and explain why.

Note: Applications for residential condominium conversions are required to submit with their application, the supporting documentation as set out in Appendix E.

7. **Phased Condominiums Only:**

Is this a first registration? ☐ Yes ☐ No

If no, please complete the following:

Name of Condominium Corporation: _____

Legal Description: _____

Phase # _____ Previous Application # CDM _____

8. **Common Element Condominiums Only:**

Parcels of Tied Land. Please provide the legal description/municipal address of the parcels which will be tied to the Common Element. **Please attach separate sheet.**

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I Connor Wilks of Dillon Consulting Limited, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

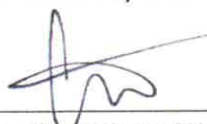
Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Subdivision and Condominium Application. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, Connor Wilks of Dillon Consulting Limited of The City of London in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 544/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Windsor on this 14 day of November, 2025.
City Day Month Year



Signature of Owner or Authorized Agent

November 14, 2025

Date



Signature of Commissioner of Oaths, etc.

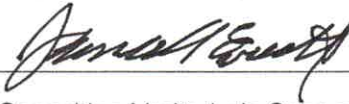
November 14, 2025

Date

MELANIE ANNE MUIR,
a Commissioner, etc., Province of Ontario,
for Dillon Consulting Limited.
Expires May 16, 2028.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, , am the owner of the subject lands, and I authorize
Dillon Consulting Limited c/o Connor Wilks, to act on our behalf as the agent for the submissions required for all
matters relating to the subject lands, and to provide any of my personal information that will be included in this
application or collected during the planning process.

November 17th, 2025

Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, James E. Smith, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

Nov 17 2025
Date

James E. Smith
Signature of Owner

APPENDIX C – SIGNIFICANT FEATURES CHECKLIST

Using the checklist, identify any site feature or development circumstance that may apply to the proposed plan. If a site feature or development circumstance is identified, please indicate if potential information needs have been addressed.

Site Features or Development Circumstances	(a) If a feature, is it on the site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement areas		✓		Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 industry ¹		✓		Assess development for residential and other sensitive uses within 70 metres.
Class 2 industry ²		✓		Assess development for residential and other sensitive uses within 300 metres.
Class 3 industry ³ within 1000 metres		✓		Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site		✓		Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant		✓		Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond		✓		Assess the need for a feasibility study for residential and other sensitive land uses.
Active railway line		✓		Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future one		✓		Evaluate impacts within 100 metres.
Operating mine site		✓		Will development hinder continuation or expansion of operations?
Non-operation mine site within 1000 metres		✓		Have potential impacts been addressed? Has mine been rehabilitates so there will be no adverse effects?
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 30 or greater		✓		Demonstrate feasibility of development above 25 NEF for sensitive land uses. Above the 30 NEF/NEP contour, development of sensitive land uses is not permitted.

Electronic transformer station		✓		Determine possible impacts within 200 metres.
High voltage electric transmission line		✓		Consult the appropriate electric power service.
Transportation and infrastructure corridors		✓		Will the corridor be protected?
Prime agricultural land		✓		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations		✓		Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource areas		✓		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations		✓		Will development hinder continuation of extraction?
Mineral and petroleum resource areas		✓		Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries		✓		Will development hinder continued operation or expansion?
Significant wetlands		✓		Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species		✓		Demonstrative no negative impacts.
Significant fish habitat, woodlands southeast of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat		✓		Demonstrate no negative impacts.
Sensitive groundwater recharge areas, headwaters and aquifers		✓		Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes		✓		Development should conserve significant built heritage resources and cultural heritage landscapes.

Significant archaeological resources		✓		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Great Lakes – St. Lawrence River System		✓		Within the regulatory shoreline assess the impact of development.
Erosion hazards		✓		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains		✓		Where one-zone food plain management is in effect, development is not permitted within the floodplain. Where two-zone flood plain management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.
Hazardous sites ⁴ and rehabilitated mine sites		✓		For development on rehabilitated min sites, an application for approval from the Ministry of Northern Development and Minutes should be made concurrently.
Contaminated site		✓		Assess the inventory of previous uses in areas of possible soil contamination

1. Class 1 industry – small scale, self-contained plan, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry – indicate if within 1000 metres – processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites- property of lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays (leda), organic soils) or unstable bedrock (Karst topography).

APPENDIX D – HOUSING AFFORDABILITY

Example: Semi-detached- 10 units – 1,000 sq. ft/5.5 metres - \$119,900

Housing Type	# of Units	Unit Size (sq. ft.) and/or Lot Frontage	Estimated Selling Price / Rent
Single-detached			
Link/Semi-Detached	10	1200-1300sqft / 18.0m-19.6m frontage	\$575,000.00
Row or Townhouse			
Apartment Block			
Other Types or Multiples Fourplexes	28	18.0m - 18.2m frontage	\$2,200 / month

Is there any additional information which may relate to the affordability of the proposed housing, or the type of housing needs served by the proposal?

☐ Yes ☒ No

If yes, please explain below:

APPENDIX E – RESIDENTIAL CONDOMINIUM CONVERSION

The following should be provided for applications involving the conversion of rental housing to Condominium tenure:

- A list containing the names and addresses of tenants in the rental property
- Rents in the property listed by unit number and type (ie, bachelor, one bedroom)
- Tenants in possession of the units notified of the application for a plan of condominium
- The number of rental units that tenants in possession of the units have indicated in writing they wish to purchase as condominium units
- Estimates of the selling prices for condominium units

Pursuant to Subsection 9(4) of the Condominium Act, 1998, the Approval Authority will require an applicant to have a person who holds a certificate of authorization within the meaning of the Professional Engineers Act or a certificate of practice within the meaning of the Architects Act or another qualified person, inspect the property and report to the Approval Authority. The report shall address the matters as set out below:

- A report prepared by an architect that provides a life safety audit of the building(s) to confirm that all life safety systems, such as fire separations, means of egress, exits, emergency, lighting, fire alarms, suppression systems, handrail guards, etc., are in place and functional to protect the occupants of the building. Further, the report is to address any building retrofit requirements under the Ontario Fire Code.
- A structural report prepared by a Professional Engineer to assess the structural adequacy of the building roof(s), balconies, parking structure, exterior veneer, windows, etc.
- A mechanical report prepared by a Professional Engineer to confirm that the building mechanical systems, such as HVAC, pumps, etc., are in good working order.
- An electrical report prepared by a Professional Engineer to confirm that the building electrical system(s) are in good working order.
- A site servicing report prepared by a Professional Engineer to document the condition of all site servicing, including any on-site underground services, stormwater management facilities, drainage and grading. The report must include a site plan and site servicing/grading/drainage plan that documents the locations and pertinent characteristics of each site feature.

Any deficiencies or works to be completed as noted in the above reports, in order that the building(s) and on-site services may comply with the applicable standards, will need to be rectified by the Property Owner prior to the registration of the condominium agreement. In this regards, the Declaration must include certificates by the above noted Architect and Professional Engineers to certify that all building components and site services comply with the applicable regulations and standards, and that all deficiencies and works to be completed, as documents, in their reports, have been remediated and completed.

Corporation of the City of St. Thomas
APPLICATION FOR ZONING BY-LAW AMENDMENT
Consultation Process

Consultation on Planning Applications

Applicants are required by By-law No. 30-2015 to consult with the Planning & Building Services Department prior to submitting one or more of the following planning applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Consent
- Draft Plan of Subdivision/Condominium
- Site Plan Control
- Minor Variance

These applications are also subject to policies and requirements of the City's Official Plan.

What is Consultation?

A consultation meeting is designed to facilitate the exchange of information between the applicant and City staff to identify critical development considerations early in the planning process. Consultation will ensure that both the applicant and the City have a clear understanding of the purpose of the application and that an application submission is supported by the required information and materials for it to be considered "complete" by the City. Consultation will also assist the applicant in understanding the administration of the planning process in St. Thomas.

The consultation process is advisory and a consultation meeting does not imply or suggest any decision to either support or refuse an application. The comments provided are preliminary and based on the information submitted for review at that time.

There is **no fee** charged for the consultation meeting.

Complete Application Requirements

All planning applications, with the exception of Site Plan Control and Minor Variance, are subject to complete application requirements under the Planning Act, as amended, and the City's Official Plan. The consultation process will identify the information and material that may be required to support an application submission.

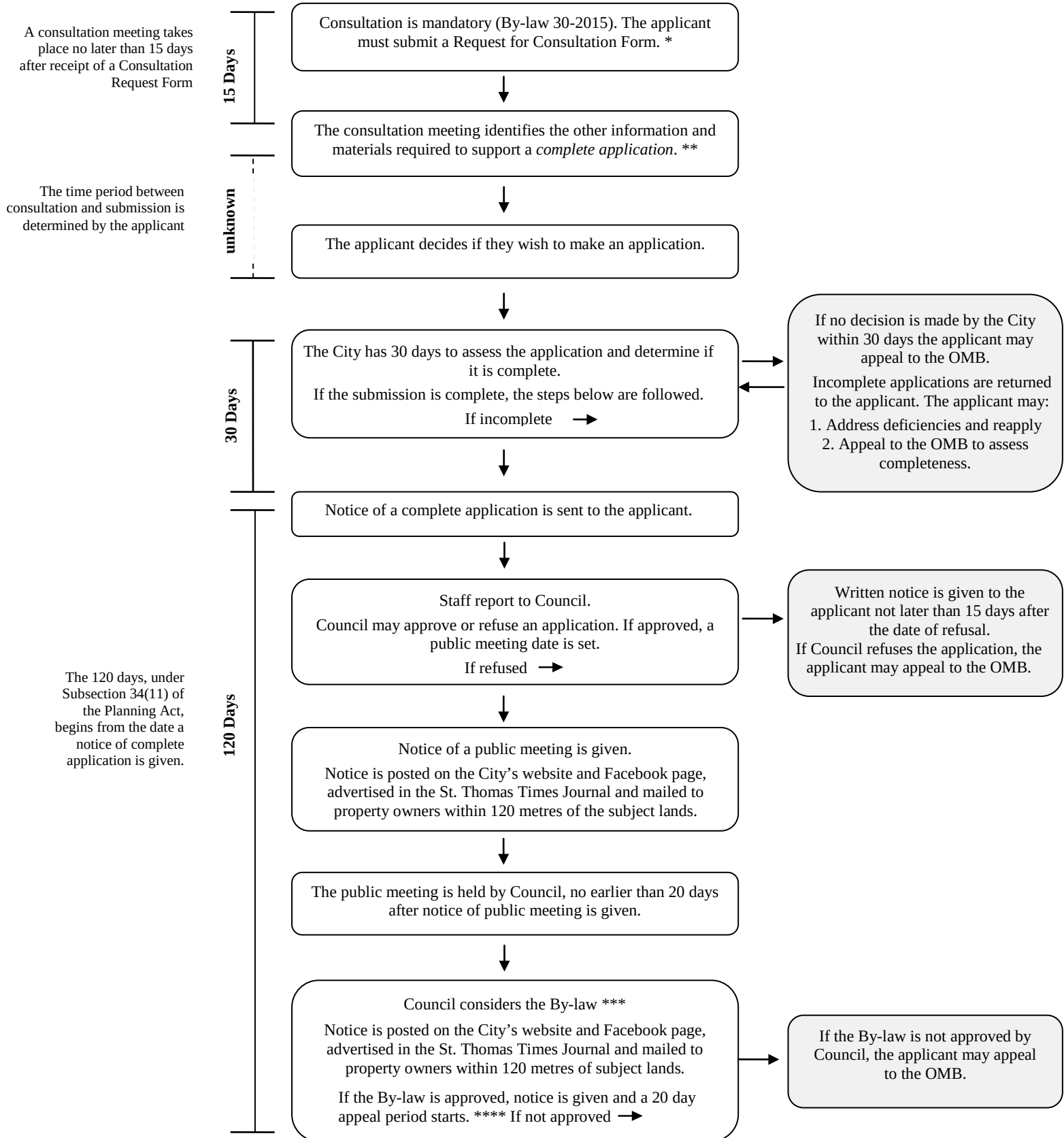
Failure to Consult

In the event a consultation meeting does not take place prior to the filing of an application, a consultation meeting will be arranged as soon as possible thereafter. The application will not be formally received, nor will it be processed and the legislated timelines for processing a planning application will not begin until the requirements for a consultation meeting, and the submission of a complete application have been fulfilled.

Contact Information

The consultation meetings are hosted by the Planning & Building Services Department and will include representatives from City departments and from external agencies as required. For more information regarding the consultation process, and to submit a completed Consultation Request Form, please contact the Planning & Building Services Department.

Zoning By-law Amendment Process



Notes:

* The City reserves the right to limit the number of applications heard at each meeting, to hold a meeting outside of the pre established dates and based on the scope of the request, the Director of Planning & Building Services has the authority to waive consultation.

** A complete application consists of a completed application form, required fee and the other information and materials identified at the time of the consultation meeting. The City has 30 days to determine if an application is complete.

*** Council will typically consider the By-law at the following Council meeting, however, if any issues arise at the public meeting this may be delayed in order to consider and attempt to resolve all matters.

****During the 20 day appeal period, any person or public body may appeal to the OMB. The Ontario Municipal Board may dismiss the appeal without holding a hearing; or hold a hearing and decide.

Corporation of the City of St. Thomas
APPLICATION FOR ZONING BY-LAW AMENDMENT
Pursuant to Section 34 of the Planning Act, as amended

SUBMISSION REQUIREMENTS FOR A COMPLETE APPLICATION:

The following must accompany the filing of an Application for a Zoning By-Law Amendment:

- 1 hard copy of a completed application, including all required authorizations/declaration(s)
- 1 hard copy of a site plan drawing (detailed requirements listed in the application form)
- 1 hard copy of any supporting documentation, as identified at the time of consultation
- Applicable fee (cheque made payable to the City of St. Thomas)
- All documents sent electronically in addition to hard copies

CURRENT APPLICATION FEES:

Type	Fee
Zoning By-law Amendment	\$750.00 per application
Holding Symbol Removal	\$300.00 per application
Combined Zoning/Official Plan Amendment	\$750.00 for each application (\$1,500.00 in total and 2 separate application forms required)

Corporation of the City of St. Thomas
APPLICATION FOR ZONING BY-LAW AMENDMENT
Pursuant to Section 34 of the Planning Act, as amended

OFFICE USE:	Date Application Received: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

- Property Owner
Name: North Shore Farming Company Ltd.
Address: 43502 Sparta Line, St. Thomas, Ontario
Postal Code: N5P 3S8 Phone: 519-673-8401 Fax: _____
Email: northshorefarming@gmail.com
- Agent/Applicant
Name: Dillon Consulting Limited c/o Connor Wilks
Company: Dillon Consulting Limited
Address: 130 Dufferin Avenue, Suite 1210 London, ON
Postal Code: N6A 5R2 Phone: 519-438-1288 x1249 Fax: _____
Email: cwilks@dillon.ca
Who is the primary contact?
☐ Registered Owner ☒ Applicant/Agent
*Note: Unless otherwise requested all communications will be sent to the Applicant.
*Please indicate the method of communication you would like to be contacted by.
☒ Phone ☒ Email ☐ Fax ☐ Mail

DESCRIPTION OF SUBJECT LAND

- Municipal Address: Warehouse Street (no civic address)
- Legal Description: Lots 1-8 Block 2 Plan 80
- If known, the date the subject land was acquired by the current owner: Unknown
- If known, the names and addresses of the holders of any mortgages, charges or other encumbrances:
Unknown

SERVICES AND ACCESS

1. Access to the subject lands will be provided by:

- ☒ Municipal Road
- ☐ Provincial Highway
- ☐ Public Road
- ☐ Right of Way
- ☐ Water
- ☐ Other (Specify) _____

2. If access to the subject land will be by water only please answer the following:

Parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road: _____

3. Water supply to the subject lands shall be provided by:

- ☐ Privately owned and operated communal well
- ☐ Privately owned and operated individual well
- ☒ Publicly owned and operated piped water system
- ☐ Lake or other water body
- ☐ Other (Specify) _____

4. Sewage disposal on the subject lands will be provided by:

- ☐ Privately owned and operated individual septic system
- ☐ Privately owned and operated communal septic system
- ☒ Publically owned and operated sanitary sewage system
- ☐ Privy
- ☐ Other Means (Specify) _____

Is there a septic system on the property?

☐ Yes ☐ No

If Yes, is it in good working order?

☐ Yes ☐ No

5. If the sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided:

- ☐ a servicing options report; and ☐ a hydrogeological report

6. Indicate whether storm drainage will be provided by:

- ☐ Ditches
- ☐ Sewers
- ☐ Swales
- ☒ Other (Specify) SWM Pond _____

PRESENT AND PROPOSED LAND USE

1. Current designation in the Official Plan: Residential
2. Current Zoning of the Subject Lands: Residential Development Zone (R7)
3. What is the present use(s) of the subject land? If known, what is the length of time that the existing uses of the subject land have continued? Vacant
4. What is the proposed use(s) of the subject land? A mix of housing types on lots and blocks with five semi-detached residential lots with two units each and seven fourplexes blocks with four units each, totalling 12 lots and 38 units
5. Reason(s) for requesting the rezoning: Fourth Residential (R4) Zone and Site-Specific Fourth Residential (R4-XX) Zone
6. If the subject land is within an area where the municipality has predetermined the minimum and maximum density requirements or the minimum and maximum height requirements, provide a statement of these requirements: Maximum building height: 11m
7. Is the purpose of the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?
☐ Yes ☒ No
If yes, please provide details of the official plan or official plan amendment that deals with this matter:
8. Is the purpose of the application to remove land from an area of employment?
☐ Yes ☒ No
If yes, please provide details of the official plan or official plan amendment that deals with this matter:
9. Is the subject land within an area where zoning with conditions may apply?
☐ Yes ☒ No
If yes, please provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions:

PRESENT & PROPOSED BUILDINGS/STRUCTURES ON THE SUBJECT LAND

1. Are there any buildings or structures on the subject land?
☐ Yes ☒ No (If yes, complete the following information):
Type of building(s) or structure(s):
2. Are there any buildings or structures proposed to be built on the subject land?
☒ Yes ☐ No (If yes, complete the following information):
Type of building(s) or structure(s): Seven fourplexes and five semi-detached buildings

3. If known, the date any existing buildings or structures on the subject land were constructed:
N/A

4. If known, the length of time that the existing uses of the subject land has continued:
N/A

SITE PLAN

1. Please provide a drawing which illustrates the following:

- ☒ Municipal address and applicant information
- ☒ Must be to scale, feature a Date, and North Arrow
- ☒ The property boundaries (uses of adjacent properties should be noted)
- ☒ Measurements must be in metric
- ☒ Height of the building (existing and/or proposed)(m)
- ☒ Ground Floor Area (m²)
- ☒ Setbacks, Rear lot line (m)
- ☒ Setbacks, Front lot line (m)
- ☒ Setbacks, Side lot lines (m)
- ☒ Dimensions of subject land: Depth (m), Area (m²), Frontage _____ on _____ Street/Road

PREVIOUS PLANNING ACT APPROVALS

1. Have the subject lands ever been the subject of any of the following matters under the Planning Act:

- | | | | | |
|-------------------------------------|---|-----------------------------|-----------------|--|
| • Approval of a Plan of Subdivision | ☒ Yes | ☐ No | File No: _____ | Status: ^{Submitted} <u>concurrently</u> |
| • Approval of a Consent Application | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • Approval of a Zoning Application | ☐ Yes | ☐ No | File No: _____ | Status: _____ |
| • A Minister's Zoning Order | ☐ Yes | ☐ No | O.Reg No: _____ | Status: _____ |

If the lands have been subject to any of the planning approvals listed above, please identify the purpose of the application, the land it affects and its effect on the current requested amendment.

2. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under Subsection 3(1) of the act? ☒ Yes ☐ No

3. Is the subject land within an area of land designated under any provincial plan(s)? ☐ Yes ☒ No

If yes, does the application conform to the applicable provincial plan(s)? ☐ Yes ☐ No

4. **Public Consultation:**

Please provide a strategy for consulting with the public with respect to this application:

Circulation to all landowners within 120 m of subject lands and posting of a public notice sign

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I, Connor Wilks of Dillon Consulting Limited, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

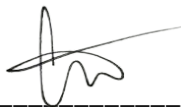
Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Zoning By-law Amendment Application. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, Connor Wilks of Dillon Consulting Limited of The City of London in the province of Ontario,
name of applicant City

make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Dillon Consulting Limited
in the City of Windsor on this 2nd day of December, 20 25.
City Day Month Year



Signature of Owner or Authorized Agent

December 2nd, 2025

Date



Signature of Commissioner of Oaths, etc.

December 2, 2025

Date

MELANIE ANNE MUIR,
a Commissioner, etc., Province of Ontario,
for Dillon Consulting Limited.
Expires May 16, 2028.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, James A. Smith, am the owner of the subject lands, and I authorize
Dillon Consulting Limited, to act on our behalf as the agent for the submissions required for all
 matters relating to the subject lands, and to provide any of my personal information that will be included in this
 application or collected during the planning process.

November 17th, 2025

Date


Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

I, James E. Smith, am the owner of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

Nov 17 2025

Date

James E. Smith

Signature of Owner

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APPENDIX B

Provincial/St. Thomas Policies

PROVINCIAL PLANNING STATEMENT POLICIES

The Provincial Planning Statement is a consolidated statement of the government's policies on land use planning. It gives provincial policy direction on key land use planning issues that affect communities, such as:

- Efficient use and management of land and infrastructure;
- The provision of sufficient housing to meet changing needs, including affordable housing;
- The protection of the environment and resources including farmland, natural resources (for example, wetlands and woodlands) and water;
- Opportunities for economic development and job creation;
- The appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs; and
- The protection of people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Essentially, the PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The following table provides a summary of the key policy considerations of the PPS, as it pertains to the proposed uses of the subject site.

Our analysis concludes that the proposed draft plan of subdivision and rezoning are consistent with the policies included below:

PPS POLICY	POLICY	RESPONSE
Chapter 2: Building Homes, Sustaining Strong and Competitive Communities		
2.1 Planning for People and Homes		
2.1.4	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned,	The proposed draft plan of subdivision and rezoning facilitates the addition of 38 new residential units, directly enabling the municipality to accommodate residential growth. The rezoning provides an opportunity to further the housing mix by introducing semi-detached dwellings and multiple dwellings, complementing the existing surrounding low-density residential and apartment buildings.

PPS POLICY	POLICY	RESPONSE
	including units in draft approved or registered plans.	
2.1.6	Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.	The draft plan of subdivision and rezoning enables the development of semi-detached homes and fourplexes in an area where residential options are predominantly in the form of single-detached dwellings, thereby directly facilitating an appropriate range and mix of housing options. The proposed draft plan of subdivision and rezoning also introduces residential uses in proximity to commercial and employment areas, open spaces, child care and public transit; contributing to the formation of a complete community.
2.2 Housing		
2.2.1	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: c) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.	The proposed draft plan of subdivision and rezoning facilitates residential intensification and diversification, by developing a vacant land in an established urban context, promoting promotes efficient use of land, resources, and existing infrastructure; and supporting active transportation by bringing residents close to amenities.
2.3 Settlement Areas and Settlement Area Boundary Expansions		
2.3.1 General Policies for Settlement Areas		
2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	As the subject site is located within an established settlement area, the draft plan of subdivision and rezoning directly aligns with the PPS by enabling new growth and residential development to be the focus of growth and development within an existing urban area.

PPS POLICY	POLICY	RESPONSE
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.	The proposed draft plan of subdivision and rezoning will allow for the introduction of compact housing types in an area with existing infrastructure, promoting efficient use of land and resources. The proximity to amenities supports active transportation, and the proximity to transit stops and to the Railway City Transit Hub supports the use of transit.
2.3.1.3	Planning authorities should support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary <i>infrastructure and public service facilities</i> .	The draft plan of subdivision and rezoning enables the intensification and redevelopment by introducing diverse housing options within an existing urban area provided with amenities, supporting the PPS's call for general intensification and redevelopment to achieve complete communities.
Chapter 3: Infrastructure and Facilities		
3.6 Sewage, Water and Stormwater		
3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The proposed development will be connected to existing municipal services.
3.6.8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces;	The inclusion of a stormwater management area ensures that comprehensive and effective stormwater management is planned for and integrated into the new residential development, aligning with the objectives to minimize increases in stormwater volumes and mitigating risks to the environment.

PPS POLICY	POLICY	RESPONSE
	f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.	

THE CITY OF ST. THOMAS OFFICIAL PLAN

Our analysis concludes that the proposed development is consistent with the policies included below:

ST. THOMAS OP POLICY	POLICY	RESPONSE
Chapter 2: Purpose of the Official Plan		
2.1 Management of Land Use		
2.1.2	As part of the process of managing land use change in St. Thomas, a number of other purposes for the Plan can be specified: 9. To provide sufficient residential land and satisfy housing demands in terms of housing type, density and cost, taking into account household size and income of new households in accordance with the Provincial Policy Statements, as updated from time-to-time.	The proposed draft plan of subdivision and rezoning helps with a broader goal of addressing housing demands by offering specific housing types (semi-detached and fourplexes) that are commonly not found on areas surrounding the subject site.
Chapter 3: Basic Assumptions of the Official Plan		
3.2 Population Capacity		
3.2.1	The population capacity for the City of St. Thomas is as follows: - Projected 2038 demand for 3,975 low density, 567 medium density and 568 high density residential units. - Projected year 2038 gross residential land supply requirement to accommodate the projected housing demand is up to ± 76 ha. (±188 ac.).	The proposed development directly helps the City to accommodate its projected 2038 demand for residential units by providing 38 dwelling units.
Chapter 4: General Development Policies		
4.3 Land Structure		
4.3.9	Council will designate a sufficient supply of land for residential uses to accommodate a range and mix of housing for the projected growth in St. Thomas over the 20-year planning period to 2026.	The development, by facilitating 38 new residential units with a mix of semi-detached and fourplex housing types, directly supports Council's ability to designate a sufficient supply of land for residential uses to accommodate a range and mix of housing for the City's anticipated growth.

ST. THOMAS OP POLICY	POLICY	RESPONSE
4.3.11	Lands in the St. Thomas Urban Service Area will be planned for a range of uses to facilitate the cost-efficient use of existing and planned infrastructure.	The proposed development is located within the St. Thomas Urban Service Area and will be serviced with full municipal water supply and distribution, sanitary sewage collection and treatment and stormwater management. It directly facilitates the cost-efficient use of existing and planned infrastructure.
4.3.12	Lands in the St. Thomas Urban Service Area will be planned at densities which facilitate the efficient uses of lands, resources, infrastructure and public service facilities and avoids the unnecessary and/or uneconomical extension of infrastructure.	The proposed density of approximately 34 units per hectare and its connection to existing municipal services contributes to the efficient use of lands. The development aligns with planning at appropriate densities and avoids unnecessary extension of infrastructure.

Chapter 5: Land Use Policies

5.1 Residential

5.1.2	The following goals are adopted for the Residential Designation: ii) to provide sufficient residential land and satisfy housing demands in terms of housing type, tenure, density, lot size, unit size and cost, taking into account household size and income of households in accordance with the Municipal Housing Statement and Land Use Review Study as updated from time-to-time; iii) to provide sufficient supply of designated lands for residential purposes, so that at least a ten-year supply of residential land over a fifteen-year time horizon is maintained at all times; iv) to provide a three-year supply of lots on new draft approved or registered plans of subdivision which will be maintained at all times; vi) to ensure, in cooperation with the Ministry of the Environment, an adequate supply of serviced land in the City;	The development directly contributes to this policy's goals by providing 38 new residential units, specifically a mix of semi-detached homes and fourplexes, which addresses housing demands in terms of housing type, density, lot size, and unit size.
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ST. THOMAS OP POLICY	POLICY	RESPONSE
	viii) to encourage residential intensification, infill and redevelopment activity in the City to provide appropriate housing for families, seniors and other special needs groups.	
5.1.3.1	The “Residential” designation on Schedule “A” means the predominant use of land shall be for low, medium and high density residential use. Certain other uses are permitted subject to policies in this section. The target housing mix for the City will comprise about 78% low density, 11% medium density, and 11% high density residential development.	The proposed development includes semi detached and fourplex uses and is consistent with the Residential designation on Schedule "A", which specifies residential use as the predominant use of land and contributes to the City's target housing mix.
5.1.3.3	MEDIUM DENSITY RESIDENTIAL use shall mean a residential use between twenty-five (25) and seventy-five (75) residential dwelling units per net hectare, is permitted in the "Residential" designation. Within a medium density residential area, the main permitted uses shall be townhouses, boarding and lodging houses, triplexes, fourplexes, six plexes, low rise apartments or other forms of low-rise multiple dwellings. Applications for new development; infilling or redevelopment for a medium density residential use shall be reviewed based on the following policies:	The development's proposed density of approximately 34 units per hectare, and the inclusion of six fourplex lots conforms to the definition of Medium Density Residential use as being between "twenty-five (25) and seventy-five (75) residential dwelling units per net hectare" and explicitly lists "fourplexes" as a main permitted use.
	i) the functions of medium density dwellings are to provide an increased variety of alternative dwelling types and also to act as a transition between low- and high-density residential uses which are proposed;	The existence of fourplexes and semi-detached dwellings contributes to a variety of dwelling types.
	ii) the site location must be in proximity to: • A park, or areas designated "Open Space and Conservation"; or • areas designated "'Talbot West", "Talbot Central" or "Talbot East"; or • elementary or secondary schools;	The site is located approximately 500m from the “Talbot East” designation and approximately 550m from an Elementary School (Forest Park Elementary School). Even though there are no “Open Space and Conservation” in the surroundings, there are Natural Features Northeast of the property,

ST. THOMAS OP POLICY	POLICY	RESPONSE
		and a Stormwater Management block is part of the development.
	iii) the residential use may be part of a comprehensively planned development or redevelopment scheme with a variety of dwelling types; moreover, when part of the site will not be developed simultaneously, plans for future development shall be provided;	The site is intended to be developed in one phase.
	iv) the site must have direct access to an arterial or collector street as shown on Schedule "B" or have access by a local road to an arterial or collector road as shown on Schedule "B", having regard for the road classification in relation to the traffic generated by the proposed development.	The site has access by a local road (Warehouse St) and an arterial road (Fairview Ave).
	v) adequate off-street parking for residents and guests must be provided;	Off-street parking will be provided.
	vi) adequate landscaping and buffering between the medium density residential use and abutting uses shall be provided; the landscaping and buffering may include separation distances, tree and shrub planting and the use of earthen berms;	A proper landscape buffer will be provided. A Stormwater Management Pond is provided on the north portion of the property provides a separation between the commercial uses on Talbot Street and the proposed residential uses.
	vii) adequate municipal services, including storm and sanitary sewers, are required;	Adequate servicing is available for the subject site and an additional storm water management facility will be provided (refer to Functional Servicing Report).
	ix) outdoor privacy provisions must be part of the design of the development, especially in row and townhouses;	The fourplexes are contained in lots with landscaped areas that serve as an outdoor amenity.
	x) a submission to Planning Board and Council is required and must be accompanied by: • A plan showing the shape, topography, dimensions and drainage, and existing easements on the site; • A site plan showing all proposed building locations and dimensions,	Required plans will be provided along with submission for Site Plan.

ST. THOMAS OP POLICY	POLICY	RESPONSE
	parking areas, access provisions, buffering, landscaping, privacy provisions, outdoor recreation facilities, final grades, elevations and a perspective drawing.	
	xi) Lands proposed for medium density residential use shall be developed on the basis of comprehensive site plans. Site plans shall indicate layout and profile of buildings, parking, landscaping areas and road access points. The purpose is to integrate development with adjacent properties as much as possible, particularly in terms of open space elements and building heights.	An appropriate Site Plan will indicate layout and profile of buildings, parking, landscaping areas and road access points. Adjacent properties are being considered, and open space elements and building heights will be consistent with surrounding medium density residential uses
5.1.3.6	REDEVELOPMENT/INFILL for the purposes of this plan is defined as new residential development within an established neighbourhood, on vacant or underutilized sites. Redevelopment/infill may occur by consent or plan of subdivision. vii) Redevelopment/infill projects requiring an amendment to the Zoning By-law will require the submission of a planning analysis to determine the appropriateness of the proposed development and to identify ways of mitigating any potential adverse impacts on surrounding uses. Technical reports to assess noise, vibration, soils, traffic, sanitary and water service and stormwater management shall be submitted in support of the Planning Analysis. The planning analysis submitted in support of a redevelopment/infill proposal will be evaluated on the basis of the following criteria:	A Zoning By-law amendment application will follow this request for development. Appropriate plans and studies are being prepared to support this application (refer to Functional Servicing Report).
	a) compatibility of proposed use with surrounding land use,	The surrounding land uses are compatible with the proposed medium density residential use.
	b) the size and shape of the parcel of land on which the development is to be located, and the ability of the site to accommodate the intensity of the proposed use,	The proposed density is within the permitted range specified on Policy 5.1.3.3.

ST. THOMAS OP POLICY	POLICY	RESPONSE
	c) the proximity of any development to public open space, recreational and community facilities,	The site is located approximately 550m from an Elementary School (Forest Park Elementary School) and 100m from a Child Care (YMCA Corner View Child Care). There are Natural Features located northeast of the subject site, and a Stormwater Management block is part of the development
	d) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses,	The proposed building heights are compatible with the surrounding buildings.
	e) the extent to which the proposed development provides for retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area,	Landscaped areas spread across the development will ensure proper vegetation.
	f) the location of vehicular access points and the impact of traffic generated by the proposal on the surrounding area,	Please refer to Transportation Brief.
	g) the potential impact of the development on surrounding natural features,	Surrounding natural features will not be negatively impacted by the proposed development.
	(h) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses.	The proposed Stormwater Management Pond will also serve to mitigate the impacts of the proposed development.
Chapter 6: Housing		
6.2 Policies - Housing		
6.2.1	Council will attempt to ensure that there is an adequate provision of a variety of dwelling and tenure types at affordable prices in St. Thomas.	The draft plan of subdivision and rezoning directly supports this objective by enabling the construction of 38 new residential units and introduces different dwelling forms that will range in prices and promote affordable housing options.

ST. THOMAS OP POLICY	POLICY	RESPONSE
6.2.3	The City shall endeavor to maintain at all times a three-year supply of lots on new draft approved or registered plans of subdivision and a ten-year supply to designated residential land to meet the future housing requirements of the anticipated population in the City.	The draft plan of subdivision and rezoning of the 1.12-hectare site to permit 38 new residential units directly contributes to the City's efforts to maintain a supply of lots on new draft approved or registered plans of subdivision.

Chapter 8: Environment

8.13 Site Contamination Policies

8.13.3	No development or redevelopment shall be permitted on a site that may be contaminated by a prior or current use until it has been determined that the proposed development will not result in health or safety risks to residents or cause any adverse environmental impacts. Where development or re-development is proposed a proponent shall undertake an Environmental Site Assessment process to minimize the level of risk associated with the proposed development. The Environmental Site Assessment shall be carried out by qualified professionals at no cost to the City and to the satisfaction of the City. Where the Environmental Site Assessment process necessitates the carrying out of Phase 4 - Verification of Site Conditions, the submission of a Record of Site Condition to the City and the Ministry of the Environment shall be a pre-condition to the granting of final development approvals and the issuance of building permits. The cleanup of contaminated sites must be done in accordance with the "Record of Site Condition Regulation" (O. Reg. 153/04) and with the Ministry of the Environment guideline "Records of Site Condition - A Guide on Site Assessment, the Clean-up of Brownfield Sites and the Filing of Records of Site Condition"	The observations and analytical results for the representative soil samples recovered from the remedial excavation surrounding lead and arsenic impacts is completed. All impacted soils to date have been excavated and transported to a portion of the property within the project area but outside of the RSC boundary.
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ST. THOMAS OP POLICY	POLICY	RESPONSE
Chapter 9: Public Services		
9.1 Transportation		
9.1.2 Public Transit		
9.1.2.4	Supportive land use patterns and proper land use design shall be encouraged in order to make the transit system more efficient.	The draft plan of subdivision and rezoning promotes efficiency in the transit system by introducing additional units and units which are more compact resulting in an intensified residential pattern located in proximity to transit stations, increasing potential ridership.
Chapter 10: Implementation		
10.3 Subdivision Control		
10.3.1 Requirements		
10.3.1.3	The approval authority shall consider for final approval only those plans of subdivision which conform with the following criteria: i) the plan of subdivision conforms with the policies of this plan; ii) adequate servicing, including water supply sewage treatment capacity, storm water management, solid waste collection and disposal, and roads can be provided.	The application for the creation of new residential lots has been prepared to conform with the policies of the Official Plan. The proposed mix of housing types (semi-detached and fourplexes) provides a high standard of layout and design, supporting the overall goals for residential density and supply. Furthermore, the development is located within the Urban Service Area and the Functional Servicing Report confirms that adequate servicing, including water supply, sanitary sewage treatment capacity, and stormwater management (via Block 13), can be provided to support the new lots.

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APPENDIX C

Zoning By-law 50-88

THE CITY OF ST. THOMAS ZONING BY-LAW

The City of St. Thomas Zoning By-law 50-88 establishes the following provisions:

ST. THOMAS ZBL POLICY	POLICY	RESPONSE
Section 8 – Fourth Residential Zone – R4		
8.1 Permitted Uses		
	In this zone, no land, building or structure shall be used except for the following purposes: (a) single detached dwelling (b) semi-detached dwelling; (c) duplex dwelling; (d) triplex dwelling; (e) townhouse dwelling home; (f) apartment dwelling; (g) multiple dwelling; (h) converted dwelling;	The proposed development will consist of semi-detached dwellings and multiple dwellings.
8.3 Services Required		
	In this zone, no buildings or structure shall be erected or used for any purpose permitted by subsection 8.1 unless the following municipal services are available to service the building or structure and the land which it is situate: (a) a water supply system; and (b) a sanitary sewage system and a storm sewage system or a combined sanitary and storm sewage system.	The subject site will have access to full municipal services.
8.4 Zoning Regulations		
8.4.1	In this zone, no building or structure shall be erected or land, building or structure used except in accordance with the regulations set forth in Tables 1, 2 and 3 to this subsection 8.4. and with the regulations set forth in paragraph 8.4.2.	The regulations were presented in Table 2: Zoning Provisions to this report, and zoning deficiencies were addressed in the request for a site-specific zone.