



Keeping Track

City of St. Thomas Council Highlights

March 17, 2026 | Issue 37



PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT - HARVEST SQUARE

Council received Report PD-18-2026. This report reviewed the applications to facilitate the creation of 8 lots for semi-detached residential (16-units), 7 lots for townhouse residential (32 units) and a high density apartment block which would have 75 units. A new street, walkway and several parcel reserves have been proposed as well. The land in question is designated as "Residential" and zoned a site-specific Third Residential Zone and will need to have a zoning by-law amendment to facilitate the proposed residential uses. The total lot area is approximately 2.91 hectares and is located on the south side of Elm St, west of Centennial Road and east of Renaissance Drive. The proposed variances and lot configurations are similar to previously approved however, there are opportunities to better align with the broader Official Plan policies and the City's goals for growth and development. A public meeting has been scheduled for April 13th to provide the public, Council and the applicant an opportunity to speak to the proposal. The application has been submitted by CJDL Consulting Engineers on behalf of Doug Tarry Limited.

A LOOK INSIDE THIS ISSUE:

- 1.** 2026 Community Grants Request - Intake 2
- 2.** St. Thomas-Elgin 10-Year Housing and Homelessness Plan
- 3.** Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications - Harvest Square
- 4.** St. Thomas Elgin Job Fair 2026 - Free Transit Request



ST. THOMAS-ELGIN 10-YEAR HOUSING AND HOMELESSNESS PLAN

Council received Report SESS-05-26. The province of Ontario requires each Housing Service Manager to maintain a 10-Year Housing & Homelessness (H&H) Plan. Since 2014, the St. Thomas-Elgin “Taking Stock, Working Together” Plan has guided efforts to increase housing supply, strengthen stability supports, prevent homelessness, and build partnerships. Through this collaborative approach, more than 8,000 households accessed essential services, 272 new affordable and supportive housing units were created across 14 developments, and a functional end to Veteran homelessness was achieved in 2023. In addition, 745 people (65%) on the By-Names List secured housing in the past four years, alongside expanded access to shelters, transitional housing, and youth supports. In August 2025, the Province directed Service Managers to update their plans by May 2026. St. Thomas-Elgin Social Services has since completed a comprehensive review, resulting in the draft new plan, “On Track,” which reflects local needs, data, community input, and provincial priorities while outlining clear actions for the future.

Each focus area has objectives, targets, actions and key performance indicators. A key to successful implementation is dependent upon continued leadership, collaboration with

END Homelessness

Functionally End Homelessness and Sustain It

SUSTAIN Housing

Preserve, Adapt and Invest in Existing Housing

BUILD More

Create New Affordable Housing Supply

LEAD Collaboratively

Advance Partnerships to Deliver Housing Solutions

community partners, and evolving service delivery. There will be a requirement for annual reporting on outcomes and will be provided to Council. This Plan will form the basis of strategic housing and homelessness-related actions and will support provincial funding opportunities. The Draft Housing and Homelessness Plan will be posted on the City’s project webpage with an opportunity to fill out the online feedback form. A public meeting has been scheduled for April 8th from 4pm-6pm at St. Thomas-Elgin Social Services. Once all feedback is received, staff will deliver an updated version to Council and then the report will be ready for submission.



2026 COMMUNITY GRANT REQUESTS - INTAKE 2

Council received Report TR-06-26. The City receives Community Grant applications each year for various events and requests such as waiving transit fees for job fairs, waiving rental fees at parks, assisting with marketing of the event or covering costs of advertising. The Community Grant Program has allotted funds available on a yearly basis to accommodate requests that follow the guidelines and processes in the policy. The Community-based organization must submit an application, following all of the requirements set out in the policy and score positively on the evaluation matrix. At this time, two requests were received for approval. The Kinsmen Club of St. Thomas for \$650 related to waiving the fees of hosting a Fireworks sale and CMHA Thames Valley for \$1,132.30 related to the Pavilion usage fee and advertising the event for the upcoming Flora's Walk at Pinafore Park. The Community Grant Fund has a balance of \$17,178.46 to use for remaining eligible applications.



Kin Canada
St. Thomas
Kinsmen Club



**Canadian Mental
Health Association**
Thames Valley
Addiction and Mental Health

ST. THOMAS ELGIN JOB FAIR 2026 - FREE TRANSIT REQUEST



Council received report ES-10-26 in relation to a request made by Employment Services Elgin on March 9th, 2026. The request submitted from Employment Services Elgin asked for free transit on April 15th to support the St. Thomas Elgin Job Fair. Staff have reviewed the request and recommended the fee waiver. The Job Fair will be taking place at the Joe Thornton Community Centre from 1pm-5pm on April 15th. The existing routes will collect riders throughout the City to the transit Hub at the Smart Centre. Participants will transfer to Route 2 which has a stop at the Joe Thornton Community Centre. Using the App "RCT OnDemand" or by calling 519-631-0001 (7 days in advance), riders can book Parallel Transit and On-Demand trips. Last year, the free transit initiative was utilized by 24 participants. Within the 2026 Transit Services Operating Budget, a reduction in revenue of approximately \$100 will be accommodated for this request.



TALBOT ST. TRUNK SEWER UPGRADE - TENDER 2026-017 AWARD

Council received report ES-12-26 related to the upcoming Talbot St. Trunk Sewer Upgrade. The Talbot St. Trunk Sewer Upgrade was approved to improve infrastructure needed to support Yarmouth Yards Industrial Development. A list of items that will be reconstruction are improving the existing sanitary sewer to accommodate anticipated flows, upgrading the watermain to provide system redundancy in support of growth and intensification and replacement of aging storm sewers. The project will start in April with an anticipated completion in October 2026. Communication with property owners, businesses and residents within the project area have been hand delivered or mailed out. Project updates will be sent via email to residents and businesses to keep them informed about the status. The Tender 2026-017 has been awarded to J-AAR Civil Infrastructures Limited - \$9,187,936 excluding HST.



UPCOMING FLAG RAISINGS & PROCLAMATIONS

21
MAR

World Down Syndrome Day
Blue and Yellow

2
APR

World Autism Awareness Day
10:00AM CITY HALL
Blue

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



FUTURE MEETINGS

- Tuesday, April 7, 2026 at 5 p.m.
- Monday, April 13, 2026 at 5 p.m.
- Monday, April 20, 2026 at 5 p.m.

To view the council meetings live, visit:
www.stthomas.ca/watch

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