

**A G E N D A**

**THE FOURTEENTH MEETING OF THE COMMITTEE OF ADJUSTMENT  
OF THE CITY OF ST. THOMAS 2022**

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**VIA ZOOM**

**10:00 A.M.**

**THURSDAY  
OCTOBER 27, 2022**

**DISCLOSURE OF INTEREST**

**MINUTES**

Confirmation of the minutes of the meeting held on September 8, 2022.

**HEARING OF APPLICATIONS**

B10/22 - Agrico Canada Limited - 263 Edward Street **Pages 2-11**

Planning Report - B10/22 **Pages 12-13**

**NEW BUSINESS**

Next Meeting

To be determined.

**ADJOURNMENT**

AUG 26 2022

City Clerks Dept.

**CONFIRMATION OF A COMPLETE APPLICATION  
APPLICATION FOR CONSENT**

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August 26, 2022

Secretary-Treasurer, Committee of Adjustment  
Attention: Jon Hindley

An application for Consent regarding 263 Edward Street was received on August 25, 2022. Staff reviewed the request and determined that a consultation meeting was not required given the nature of the request.

This letter is notice that the information and material required under Subsections 53(2) and 53(3) and the required fee under Section 69 of the Planning Act has been provided and the application for consent is thereby considered complete.

Please contact the Planning & Building Services Department if you have any questions.

Yours truly,



Jim McCoomb, MCIP, RPP  
Manager of Planning Services

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THE CORPORATION OF THE CITY OF ST THOMAS

Clear Form

COMMITTEE OF ADJUSTMENT

APPLICATION FOR CONSENT

OFFICE USE:	Date Application Received: <b>AUG 25 2022</b>	Consultation Date: _____
	Date Application Deemed Complete: <b>AUG 26 2022</b>	

Application #: B10/22

APPLICATION IS HEREBY MADE TO:

City of St. Thomas  
 545 Talbot Street  
 St. Thomas ON N5P 3V7  
 Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019  
 Email: jhindley@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$450 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

1. (a) Registered Owner(s): Agrico Canada Limited/Limitee

Mailing Address: 202-7420 Airport Road, Mississauga, Ontario

Postal Code: L4T 4E5 Telephone: 514-384-6450 Fax: \_\_\_\_\_

email: eric.alexander@sollio.ag

(b) Owner's Solicitor or Authorized Agent (if any): Jake Ruddy - Nelligan O'Brien Payne LLP

Mailing Address: 300-50 O'Connor Street, Ottawa, Ontario

Postal Code: K1P 6L2 Telephone: 613-231-8310 Fax: 613-364-4155

email: jake.ruddy@nelliganlaw.ca

(c) Please specify to whom all communications should be sent:

Owner  Solicitor  Agent

2. (a) Type and purpose of proposed transaction: (Check appropriate space/s)

- |  |  |
|--|--|
| <input type="checkbox"/> Creation of New Lot | <input type="checkbox"/> Disposal of Surplus Farm Dwelling |
| <input type="checkbox"/> Addition to Lot     | <input type="checkbox"/> Correction of Title               |
| <input type="checkbox"/> Mortgage or Charge  | <input type="checkbox"/> Partial Discharge of Mortgage     |
| <input checked="" type="checkbox"/> Lease    | <input type="checkbox"/> Right-of-way                      |

Easement \_\_\_\_\_

(b) If a lot addition, identify the lands to which the parcel will be added:

\_\_\_\_\_

Name of person(s), if known, to whom land or interest in land is intended to be transferred, charged or leased:

Land leased to 2836071 Ontario Inc.

3. Are there any existing easements or restrictive covenants affecting the land?

Yes  No

If "Yes" describe the easement or covenant and its effect: Easement in favour of Public Utilities Commission  
for maintenance, repair, operation of hydro facilities and all equipment and appurtenances related thereto.

4. Location of land:

Municipality (City/Town/Township) St. Thomas, Ontario  
 Concession No<sup>9</sup> \_\_\_\_\_ Lot(s)<sup>10</sup> \_\_\_\_\_ Registered Plan No \_\_\_\_\_ Lot(s) \_\_\_\_\_  
 Reference Plan No 11R2342/11R808 Part(s) 1/1 and 2  
 Name of Street Edwards Street Street No 263

5. Description of land to be severed: (in metric units) Part No. on sketch \_\_\_\_\_

(a) Frontage N/A Depth N/A Area 4.717 Acres

(b) Existing Use Agricultural Proposed Use Agricultural

- (c) Existing and proposed buildings and structures on the subject land:

Existing: N/A

Proposed: Coated Fertilizer Plant

6. Description of land to be retained: (in metric units) Part No. on sketch \_\_\_\_\_

(a) Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_

(b) Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

- (c) Existing and proposed buildings and structures on the land to be retained:

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

7. (a) Type of access to severed land:

- |  |  |
|--|--|
| <input type="checkbox"/> Provincial Highway                            | <input type="checkbox"/> Regional Road     |
| <input checked="" type="checkbox"/> Municipal Road maintained all year | <input type="checkbox"/> Other Public Road |
| <input type="checkbox"/> Municipal Road maintained seasonally          | <input type="checkbox"/> Right-of-Way      |
| <input type="checkbox"/> Water Access                                  | <input type="checkbox"/> Private Road      |

- (b) Type of access to retained land:

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                   | <input type="checkbox"/> Regional Road     |
| <input type="checkbox"/> Municipal Road maintained all year   | <input type="checkbox"/> Other Public Road |
| <input type="checkbox"/> Municipal Road maintained seasonally | <input type="checkbox"/> Right-of-Way      |
| <input type="checkbox"/> Water Access                         | <input type="checkbox"/> Private Road      |

8. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated piped water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____	_____	_____

9. What type of sewage disposal is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____	_____	_____

10. What is the current designation of the subject land in any applicable official plan?

- (a) Local Municipal Official Plan Employment Lands
- (b) Regional Policy Plan \_\_\_\_\_

11. (a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of The Planning Act or a consent under Section 53 of The Act?

Yes  No

(b) If the answer to (a) is "Yes", please provide the following information:

File Number: \_\_\_\_\_  
Status: \_\_\_\_\_

12. (a) Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

(b) If the answer to (a) is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's (Purchaser's) name \_\_\_\_\_  
Land Use on severed parcel \_\_\_\_\_  
Date parcel transferred \_\_\_\_\_  
Consent file number (if known) B \_\_\_\_\_

13. (a) Is the subject land the subject of any other application under the Planning Act e.g. approval of a plan of subdivision; a consent application; an application for an amendment to an official plan amendment; a zoning by-law or a Minister's zoning order, or a minor variance?

Yes  No

(b) If the answer of (a) is "Yes", please provide the following information:

File Number: \_\_\_\_\_  
Status: \_\_\_\_\_

14. (a) Is the proposed consent application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act?

Yes  No

(b) Are the subject lands within an area of land designated under a Provincial Plan or Plans? Yes  No

- (c) If the answer to (b) is "yes" does the proposed consent application conform to or does it not conflict with the Provincial Plan or Plans?

Yes  No

15. As provided for in Ontario Regulation 197/96, and as required by this Committee of Adjustment, an application must be accompanied by a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one drawing plus one extra copy for each additional application will suffice.
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
  - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wellands, wooded areas, wells and septic tanks;
  - (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
  - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
  - (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
  - (i) the location and nature of any easement affecting the subject land.
16. One copy of this application form is to be filed for each subject parcel, together with the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of St. Thomas.

**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, Jake Ruddy, the Owner or Authorized Agent, hereby agree  
*(Print name of Owner or Authorized Agent)*  
and acknowledge that the 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 Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9, (519) 631-1680.

**AFFIDAVIT OR SWORN DECLARATION**

I, Casper Kaastra, officer of Applicant of Mississauga 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 Mississauga on this 31 day of July, 2022.  
*City Day Month Year*

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
July 31, 2022  
Date

  
\_\_\_\_\_  
Signature of Commissioner of Oaths, etc.  
5/

\_\_\_\_\_  
July 31, 2022  
Date  
January 2018

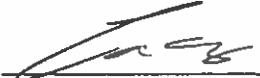
APPENDIX A – AUTHORIZATION OF OWNER

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

I, Casper Kaastra, officer of Applicant, am the owner of the subject lands, and I authorize Jake Ruddy - Nelligan O'Brien Payne LLP, 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.

July 31, 2022

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, Casper Kaastra, officer of Applicant, 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.

July 31, 2022

Date

  
Signature of Owner

**PROCEDURES FOR PROCESSING APPLICATIONS FOR CONSENT**

Under the provisions of Sections 50 and 53 of The Planning Act, as amended, the approval of the Committee of Adjustment is required for land transactions covering the separation of a parcel of land from existing holdings. This approval is called a "consent". Consent is also required for leases, rights-of-way or easements if such extend beyond a period of 21 years and to mortgage or discharge a mortgage over part of a parcel of land.

As provided for by The Planning Act and Regulation 197/96 under The Act, every application for consent must be brought to the attention of certain authorities and to property owners within 60 metres of the subject land, either by personal service or by advertising in a newspaper which has general circulation in the area. In addition, other agencies will be consulted if the location of the subject lands falls within their respective field of responsibility.

It is this Committee's policy to conduct a public hearing on each application for consent. Notice of this hearing is circulated to the applicant/agent/solicitor and all other persons or agencies as required at least 10 days prior to the date of hearing.

Prior to the hearing, members of the Committee may examine the lands which are the subject of the application.

Following the hearing, the applicant/agent/solicitor is notified in writing of the decision of the Committee. In addition, any other person or agency who files a written request for the decision of the Committee or attends the hearing will be sent a copy of the decision.

Anyone objecting to the decision of the Committee or the condition(s) imposed by the Committee may appeal either the decision and/or the conditions of consent to the Local Planning Appeal Tribunal within 20 days after the giving of the notice of decision. The notice of appeal, together with written reasons supporting the appeal and the fee by cheque or money order payable to the Minister of Finance must be filed with the Secretary-Treasurer, who in turn, will forward the appeal to the Local Planning Appeal Tribunal. The Fees and Charges, found on the Local Planning Appeal Tribunal's website, outlines the costs associated with filing an LPAT appeal. All parties to the appeal will receive any further notice concerning the appeal directly from the Local Planning Appeal Tribunal.

Prior to final consent being issued, written proof must be submitted to the Secretary-Treasurer to the effect that any conditions imposed by the Committee in granting consent have been fulfilled. According to the Act, if the consent granted by the Committee is conditional, the conditions must be fulfilled within two years of the giving of the notice of decision. Failure to do so will cause the consent to lapse.

**Preliminary Discussion and Pre-consultation**

In accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. The City and any affected agency may require additional background reports in support of the application in order for the application to be considered complete. The purpose of pre-consultation is to ensure that the applicant is aware of the required supporting information before an application is submitted in order to prevent delays in processing the application.

## POLICIES

The requirements to complete one application are:

One fully completed application for consent form signed by the applicant(s) or authorized agent and properly witnessed by a Commissioner for the taking of affidavits.

A letter of authorization from the applicant(s) for applications which are signed by someone other than the owner(s).

A preliminary drawing which has been prepared, dated and signed by an Ontario Land Surveyor, showing all information referred to in item 14 of the application form.

Payment of \$450. Cheques are to be made payable to the "City of St. Thomas" There is an additional fee of \$200 for deed stamping if the consent is approved and all conditions are met.

Someone must be present at the hearing to represent the application.

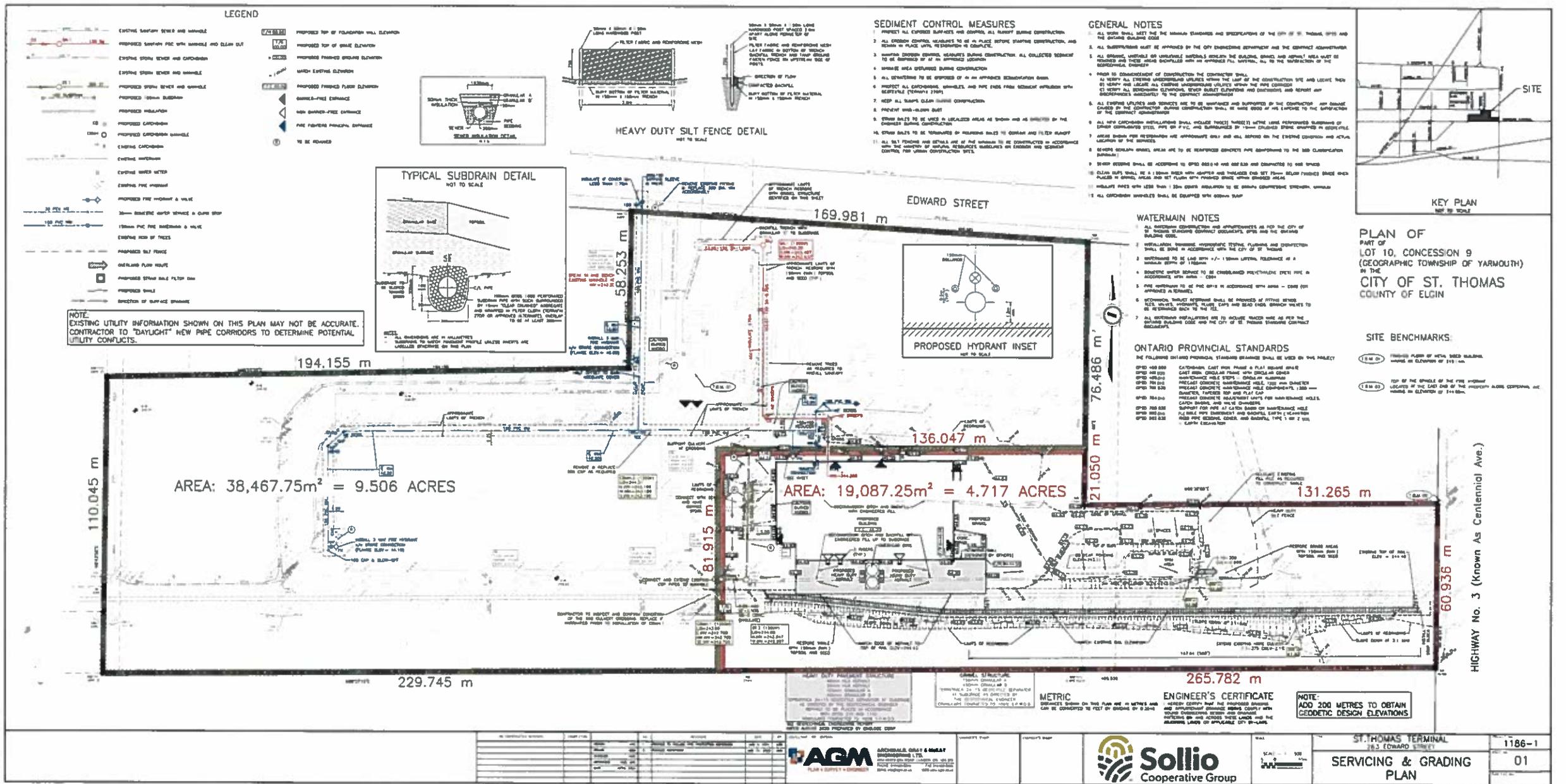
Decisions of the Committee are made in public.

In granting consent to an application, the Committee may impose conditions as requested by municipal or other authorities such as the following:

That payment of 5% of the value of the subject parcel be made to the local municipality for parks purposes or dedication of 5% of the subject land to the municipality for parks purposes.

That an agreement with the local municipality be entered into for installation of such municipal services as may be required, at the expense of the applicant and to standards acceptable to the municipality.

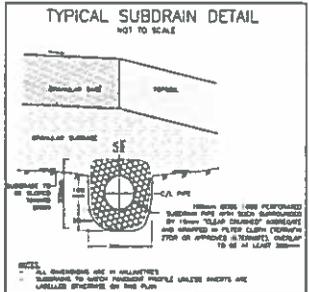
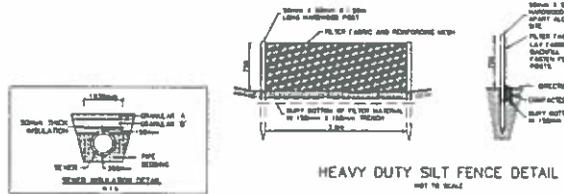
That land be deeded gratuitously to the local or Regional municipality for road widening purposes.



**LEGEND**

- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY PIPE WITH MANHOLE AND CLEAN OUT
- EXISTING STORM SEWER AND CATCHBASIN
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED STORM SUBDRAIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE HYDRANT & VALVE
- 300mm RCP WATER SERVICE IN CLEAN STOP
- 150mm RCP FIRE HYDRANT & VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SILT FENCE
- OVERHEAD POWER ROUTE
- PROPOSED STORM SILT FILTER BOX
- PROPOSED WALL
- DIRECTION OF SURFACE DRAINAGE

**NOTE:**  
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN MAY NOT BE ACCURATE. CONTRACTOR TO "DAYLIGHT" NEW PIPE CORRIDORS TO DETERMINE POTENTIAL UTILITY CONFLICTS.



- SEDIMENT CONTROL MEASURES**
1. PRETECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION, AND RETURN TO PLACE UPON RECONSTRUCTION COMPLETE.
  2. MAINTAIN EXISTING CHANNELS DURING CONSTRUCTION. ALL COLLECTED SEDIMENT TO BE REMOVED AT AN APPROVED LOCATION.
  3. MINIMIZE AREA EXPOSED DURING CONSTRUCTION.
  4. ALL DISTURBED AREAS TO BE REVEGETATED OR RECONSTRUCTED UPON COMPLETION.
  5. PROTECT ALL EXISTING CHANNELS, DITCHES AND POND FROM SEDIMENT INFILTRATION WITH GEOTEXTILE (TYPICALLY 300g).
  6. KEEP ALL SLOPES CLEAR DURING CONSTRUCTION.
  7. PREVENT WIND-BLOWN DUST.
  8. STORM DRAINS TO BE USED IN LOCALIZED AREAS AS SHOWN AND AS DIRECTED BY THE CHIEF ENGINEER DURING CONSTRUCTION.
  9. STORM DRAINS TO BE MAINTAINED BY POLYESTER RAILS TO CLEAN AND FILTER SEDIMENT.
  10. ALL SILT FENCING AND STABILIZATION ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.

- GENERAL NOTES**
1. ALL WORK SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ST. THOMAS, ONTARIO AND THE ONTARIO BUILDING CODE.
  2. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND THE CONTRACT ADMINISTRATOR.
  3. ALL EXISTING UTILITIES AND STRUCTURES SHALL BE MAINTAINED, REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING INFRASTRUCTURE.
  4. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL:
    - (A) VERIFY ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION SITE AND LOCATE THEM BY HAND OR LOCATE AND CHASE WITHIN THE WORK CORRIDORS.
    - (B) VERIFY ALL EXISTING UNDERGROUND UTILITIES, STRUCTURE ELEVATIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.
  5. ALL EXISTING UTILITIES AND STRUCTURES ARE TO BE MAINTAINED AND SUPPORTED BY THE CONTRACTOR ANY DAMAGE CAUSED BY THE CONSTRUCTION DURING CONSTRUCTION SHALL BE MADE GOOD AT HIS EXPENSE TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
  6. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  7. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  8. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  9. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  10. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  11. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  12. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.

- WATERMAIN NOTES**
1. ALL WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  2. INSTALLATION, TESTING, HYDROSTATIC TESTING, FLUSHING AND CONNECTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  3. WATERMAIN TO BE Laid WITH +/- 1% SLOPE TOWARDS A MANHOLE OR STREET.
  4. BENTONIC WATER STOPPING TO BE COMPLETED PRIOR TO THE INSTALLATION OF THE WATERMAIN.
  5. THE WATERMAIN TO BE Laid WITHIN THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  6. WATERMAIN INSTALLATION SHALL BE APPROVED BY THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.
  7. WATERMAIN INSTALLATION SHALL BE APPROVED BY THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.

- ONTARIO PROVINCIAL STANDARDS**
- THE FOLLOWING ONTARIO PROVINCIAL STANDARDS SHALL BE USED ON THIS PROJECT:
- OPR 400 000 CONCRETE, CAST IN PLACE, WITH REINFORCING BARS
  - OPR 400 000 CAST IN PLACE CONCRETE WITH REINFORCING BARS
  - OPR 400 000 PRECAST CONCRETE MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 PRECAST CONCRETE MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 MANHOLELS, 1500 MM DIAMETER
  - OPR 400 000 MANHOLELS, 1500 MM DIAMETER



**PLAN OF**  
PART 10, CONCESSION 9  
(GEOGRAPHIC TOWNSHIP OF YARMOUTH)  
IN THE  
CITY OF ST. THOMAS  
COUNTY OF ELCIN

- SITE BENCHMARKS**
- (BM 01) FINISHED FLOOR OF METAL BESS BUILDING, ELEVATION OF 210.00m
  - (BM 02) TOP OF THE SPINDLE OF THE FIRE TOWER, ELEVATION OF 214.00m

AREA: 38,467.75m<sup>2</sup> = 9.506 ACRES

AREA: 19,087.25m<sup>2</sup> = 4.717 ACRES

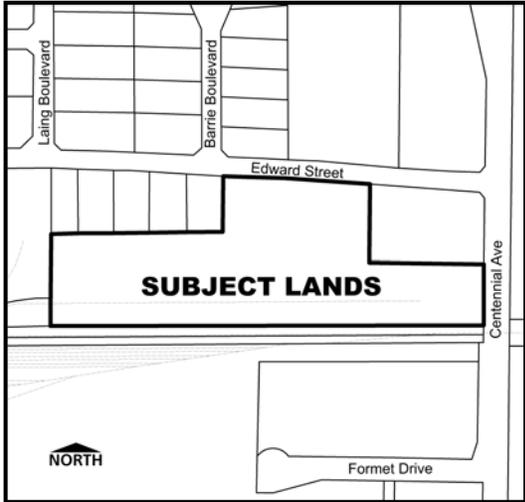
265.782 m

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND SERVING DESIGN IS IN ACCORDANCE WITH THE CITY OF ST. THOMAS, ONTARIO, STANDARD SPECIFICATIONS FOR EXISTING AND NEW CONSTRUCTION, FOR URBAN CONSTRUCTION SITES.

**NOTE:**  
ADD 200 METRES TO OBTAIN GEODETIC DESIGN ELEVATIONS

		ST. THOMAS TERMINAL 265 EDWARD STREET SERVICING & GRADING PLAN	1186-1 01
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 <p><b>The Corporation of the City of St. Thomas</b></p>	<p><b>Report No.:</b> B10-2022</p>
<p><b>Directed to:</b> Members of the Committee of Adjustment</p>	<p><b>Applicant:</b> Agrico Canada Limited</p> <p><b>Report Date:</b> October 12, 2022  <b>Meeting Date:</b> October 27, 2022</p>
<p><b>Location:</b> 263 Edward Street, CON 9, YMTH, PART LOT 10, RP11R808, PART 2, PT PART 1, City of St. Thomas</p>	
<p><b>Subject:</b> Request for a consent pursuant to Section 50 (3) of the Planning Act, R.S.O, as amended</p>	
<p><b>Department:</b> Planning Department  <b>Prepared by:</b> Steve Craig, Senior Planning Technician</p>	<p><b>Attachments:</b> Location Plan and Aerial Photograph 2020</p>
<p><b>Recommendation:</b>  <b>That:</b> Report B10-2022 be received.</p>	
<p><b>BACKGROUND</b>  The applicant is seeking approval for a lease beyond 21 years within the area identified on the attached Aerial Photograph 2020.</p> <p><b>PROPOSAL</b>  Agrico Canada Limited, through consent application B10/22, is requesting consent for a lease in excess of twenty-one years, pursuant to Subsection 50(3) of the Planning Act, identified as a 4.717 acre part, as shown on the plan prepared by Archibald, Gray &amp; McKay Engineering Ltd., dated April, 2021, and accompanying the subject application.</p> <p><b>OFFICIAL PLAN</b></p> <ul style="list-style-type: none"> <li>The subject lands are in the Employment Lands designation, as shown on Schedule "A" (Land Use Plan) to the Official Plan for the City of St. Thomas.</li> <li>Permitted uses in the Employment designation include business and economic activities which can be generally classified as manufacturing, the processing of goods and raw materials, warehousing, transportation, communications and utilities, bulk storage of goods and other activities whose operational characteristics are similar (5.10.4).</li> </ul> <p><b>ZONING BY-LAW</b></p> <ul style="list-style-type: none"> <li>The subject lands are in the Employment Lands Zone (EL) pursuant to the City of St. Thomas Zoning By-Law No. 50-88, as amended (Section 21A).</li> <li>Permitted uses of the EL zone include an adult entertainment parlour, agriculture, animal clinic, auction sales, automotive body shop, automotive service business, automotive trade, builders depot, bulk storage, business of leasing vehicles and equipment, car rental business, construction trade, industrial repair shop, machine shop, manufacturing, non-retail service commercial uses, pharmaceutical and medical product industry, private recreation facilities, railway, self storage business, scientific and technology development, transport trucking terminal, warehousing, wholesale establishment, uses accessory to the foregoing (21A.1).</li> </ul>	<p><b>Location Plan:</b></p> 

## Aerial Photograph 2020:

**COMMENTS**

- The subject application would not result in any new lots given its sole purpose is to grant permission under Section 50(3) for a long-term lease (i.e., greater than 21+ years duration).
- In staff's opinion the consent complies with the Provincial Policy Statement (PPS), City of St. Thomas Official Plan, Zoning By-law and satisfies the criteria of Section 51(24) of the Planning Act, R.S.O, as amended. Therefore, approval of Consent Application B010-2022 is supportable, should the Committee approve the application staff recommends the following condition:
  1. the City of St. Thomas be provided with a copy of the Reference Plan.

Respectfully submitted,

Steve Craig  
Senior Planning Technician