

#### PROJECT CONNECT:

Preparing for the St. Thomas

**Battery Gigafactory** 



www.stthomas.ca







# Sequence of Events



Initial Land Acquisition (2019)



Build Relationships



Municipal
Servicing
(Phase 1 – 2021)



Significant Interest



Site Selection March 13, 2023





## Site Plan, From the Beehive







## How to Build A Subdivision





Background Studies (Archeological, EIS, Geotechnical, ESA, etc.)



Demolition/Removals/Site Prep Work



**Planning** 



**Engineering** 



Construction



# Background Studies



**Archeological Reports (Stages 1-4)** 

**EIS/Due Diligence Reports for SAR** 

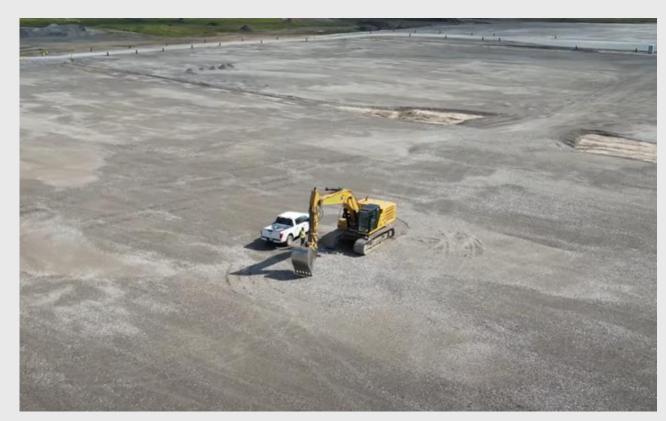
**Geotechnical Reports** 

ESA's - Phase 1

**Cultural Heritage Reports and Heritage Impact Assessments** 







## Demolition, Removals, and Site Prep Work













## हिं Planning and Engineering

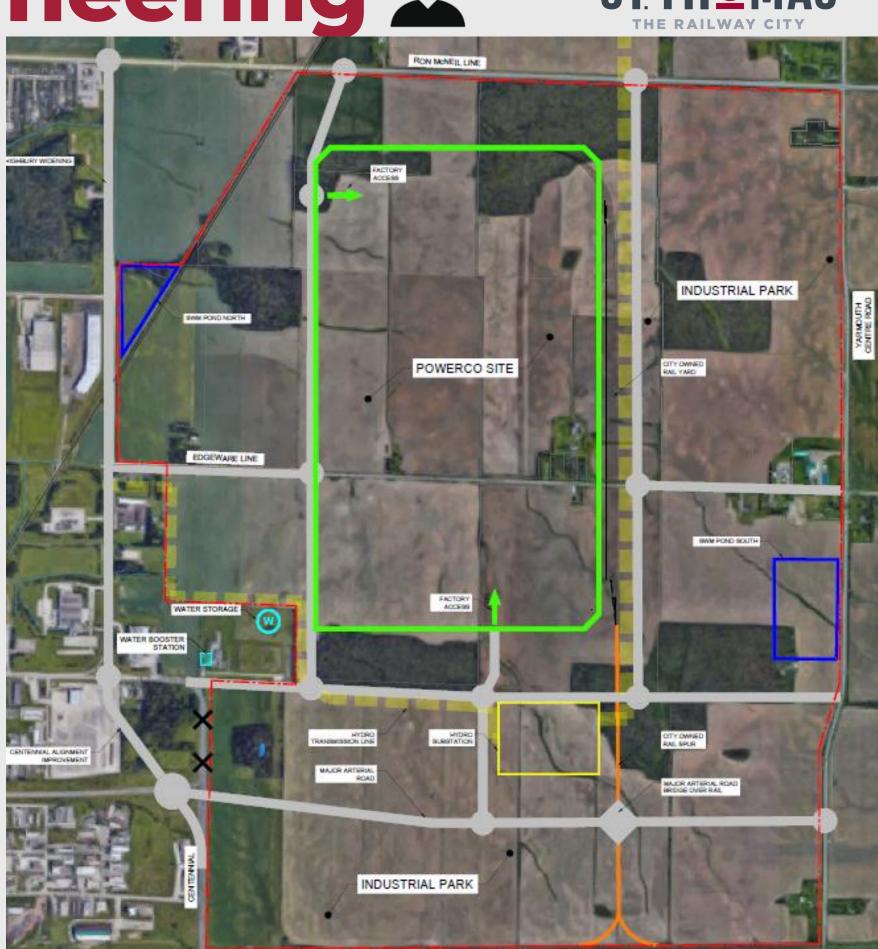


#### **Planning**

- **Draft Plan of Subdivision (local roads)**
- **Highbury Avenue Widening Class EA**
- Major Arterial Road (MAR) Class EA HWY #3 to **Yarmouth Centre Road**
- Class EA for new sewage pumping station
- **New Water Pollution Control Plant (PCP2) Class EA**

#### **Engineering**

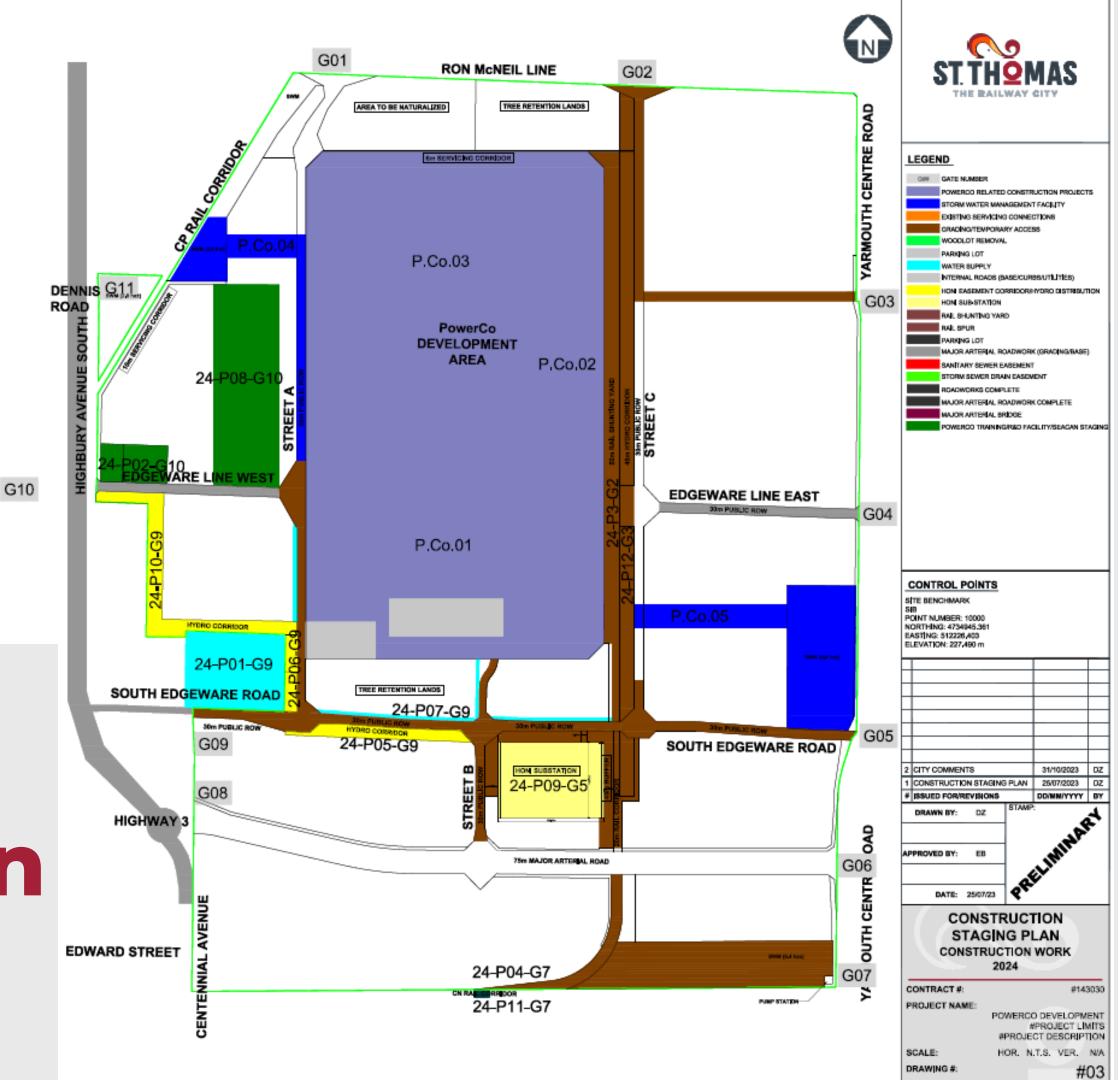
- **Highbury Avenue Widening Detailed Design**
- **Major Arterial Road Detailed Design**
- **South Edgeware Booster Station**
- **Earthworks and Servicing of Subdivision in phases**
- Rail Spur and Bridge design



#### Construction: 2024

	St. Th	omas Indust	rial Park - Con	centual Constr	ruction Staging Pla
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Code #	Kode	Construction Task	Gate F	Read	Gate	Initiation	Company
P.Co.01	23-P.Ca.01-G4	Phase 1 PowerCo - Site Grading	4	Edgeware Line	East	2023-06-19	2023-12-
P.Co.02	24-P.Ca.03-G9	Phase 2 PowerCo - Site Grading	-	South Edgeware Road	West	2024-01-02	2024-03-
	Territoriae and						
P.Co.03	24-P.Co.03-G1	Phase 3 PowerCo - Site Grading	1	Ron McNell Une	West	2024-04-01	2024-09-
P.Co.04	23-P.Co.04-G4	Temporary SWM - Southeast	4	Edgeware Line	East	2023-06-01	2023-07
P.Co.05	23-P.Ca.05-G1	Temporary SWM - Northwest	1	Ron McNell Line	West	2023-06-01	2023-12
23.01	23-P01-G3	Woodot Removal	3	Yarmouth Centre Road	North	2023-06-01	2023-09
23.02	23-P02-G5	Woodlot Removal	5	South Edgeware Road	East		2023-09
23.09	23-P03-G8	Woodot Removal	8	Centennial Avenue	South	2023-07-11	2023-10
23.04	23-P04-G2	Woodot Removal	2	Ron McNell Une	East	2023-07-12	2023-10
23.05	23-P05-G10	Existing Servicing Connections	30	Edgeware Line	West	2023-08-01	2023-11
23.06	23-P06-G5	Construction Access Gate - South Edgeware Road East	5	South Edgeware Road	East	2023-09-01	2023-10
23.07	23-P07-G7	Construction Access Gate - Yarmouth Centre Road South	7	Yarmouth Centre Road	South	2023-09-01	2023-10
23.09	23-909-09	Construction Access Gate - South Edgeware Road West	9	South Edgeware Road	West	2023-09-01	2023-10
23.09	23-909-G10	Temporary Parking Spaces - 1,000	10	Edgeware Line	West	2023-09-01	2024-03
23.10	23-P10-G3	Construction Access Gate - Yarmouth Centre Road North	3	Yarmouth Centre Road	North	2023-09-20	
23.11	23-911-02	Construction Access Gate - Ron McNell Line Cast	2	Ron McNell Line	East	2023-10-01	
23.12	23-P12-G10	Telecom Servicing and Fiber Connection - To PowerCo boundary	10	Edgeware Line	West		2024-03
23.13	23-P13-G10	Hydro Servicing Connection - To PowerCo boundary	10	Edgeware Line	West	2023-10-01	2024-00
23.14	23-P14-G10	Employee Parking - South Lot	10	Edgeware Line	West	2023-10-01	2023-12
	100 1 0 1 0 1						
23.15	23-P15-G10	Truck Parking - West Lot	10	Edgeware Line	West	2023-10-01	2023-12
24.01	24-901-69	Water - Social Station	9	South Edgeware Road	West	2024-01-01	2025-06
24.02	24-P02-G10	PowerCo - Andilary Facilities	10	Edgeware Line	West	2024-02-01	2034-13
24.03	24-P03-G2	Rail Shunting Yard - Grading	2	Ron McNell Une	East	2024-03-01	2024-12
24.04	24-P04-G7	Rail Spur - Grading	7	Yarmouth Centre Road	South	2024-03-01	2024-12
24.05	24-P05-G9	Internal Roads - South Edgeware Line & Street B - Pre-Grading & Servicing	9	South Edgeware Road	West	2004-03-01	2025-00
24.06	24-P06-G9	Internal Roads - Street A - Pre-Grading & Servicing	9	South Edgeware Road	West	3004-03-01	2025-00
24.07	24-907-G9	PowerCo - Watermain Connections - Phase 1	9	South Edgeware Road	West	2024-04-01	2025-00
24.08	24-906-G10	Research & Development Facility	10	Edgeware Line	West	3004-05-01	2006-13
24.09	24-909-65	HONI Sub-Station - Pre-Grading	5	South Edgeware Road	East	2004-06-01	2025-10
24.10	24-910-09	HONI Corridor West - Construction	9	South Edgeware Road	West	2004-07-01	2025-10
24.11	24-P11-G7	CN Rail Wye Connection	7	Yarmouth Centre Road	South	2024-09-08	2024-11
24.12	24-912-63	HONI Corridor East - Pre-Grading	- 3	Yarmouth Centre Boad	North	2024-09-01	2025-00
25.01	25-P01-G6	Rail Bridge	6	Major Arterial Road	East	2025-01-01	2025-00
25.02	25-P03-GB	Major Arterial - Western Estension & Roundshout		Centennial Avenue	South	2025-03-01	2026-11
25.00	25-P03-G11	Stormwater Management - Pond #1	11	Highbury Avenue South	West	2025-03-02	2025-09
25.04	25-904-G5	Stormwater Management - Pond #3	5	South Edgeware Road	East	2025-03-03	2025-09
25.05	25-905-97	Stormwater Management - Pond #4	7	Yarmouth Centre Road	South	2025-03-05	
25.06	25-P06-G7	Sanitary Pumping Station	7	Yarmouth Centre Road	South	2025-03-06	2026-12
25.07	25-P07-G1	Paved Parking Lot	1	Ron McNell Une	West	2025-03-07	2025-11
25.08	25-P08-G7	Rail Spur - Construction	7	Yarmouth Centre Road	South	2025-03-08	
25.09	25-P09-G2	Rail Shunting Yard - Construction	2	Ron McNell Une	East	2025-03-09	2026-10
25.10	25-P10-G1	Internal Roads - Street A North ELW - Pre-Grading, Servicing & Watermain	1	Ron McNell Line	West	2025-04-01	
25.11	25-P11-G4	Internal Roads - Street C - Pre-Grading, Servicing & Watermain	4	Edgeware Une	East	2025-04-01	2025-09
25.12	25-P12-G5	Internal Roads - South Edgeware - Curb & Base, Servicing & Watermain	S	South Edgeware Road	East	2025-04-01	2025-12
	25-913-65	Internal Roads - Street B - Curb & Base, Servicing & Watermain	5	South Edgeware Road	East	2025-05-01	2025-09
25.13	Z3-P13-90						2026-10
25.13 25.14	25-P14-G2	HONI Corridor East - Construction	2	Ron McNell Une	East	2025-06-01	
	27.22.00		2 5		East		2026-12
25.34	25-P14-G2	Sanitary Forcemain & Stormwater Casement		South Edgeware Road			
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25.14 25.15 25.16 25.17 26.01 26.00 26.00 26.00 26.06 26.06 26.06 26.07	25-P14-G2 25-P15-G5 25-P16-G6 25-P17-G5 26-P01-G8 26-P03-G1 26-P03-G1 26-P03-G1 26-P05-G2 26-P06-G9 26-P07-G8	Sanitary Forceroain & Stormwater Easement Sanitary Easement - Gravity Rows East MONI Sub-Sanitar - Build-Out Construction Phase 1 Major Arterial - Western Extension & Roundabout MONI Sub-Station - Build-Out Construction Phase 2 Stormwater Management Pond #2 Internal Roads - Screet C - Full Construction & Roundabout Internal Roads - Screet C - Full Construction & Roundabout Internal Roads - Screet C - Full Construction & Roundabout Internal Roads - South Edgewore Road West - RAB, Surface Apphalt Fedestrian Crossing & MAR - Project TBD	5 5 8 5 1 1	South Edgewere Road Major Arterial Road South Edgewere Road Centennial Avenue South Edgewere Road Ron McNeil Line Ron McNeil Line Ron McNeil Line	East East East South East West West East	2025-06-01 2025-06-01 2025-06-02 2025-06-02 2026-03-01 2026-03-01 2026-03-01 2026-03-01 2026-03-01	2036-0 2025-0 2025-1 2027-0 2026-1 2026-1 2026-1 2026-1 2026-1
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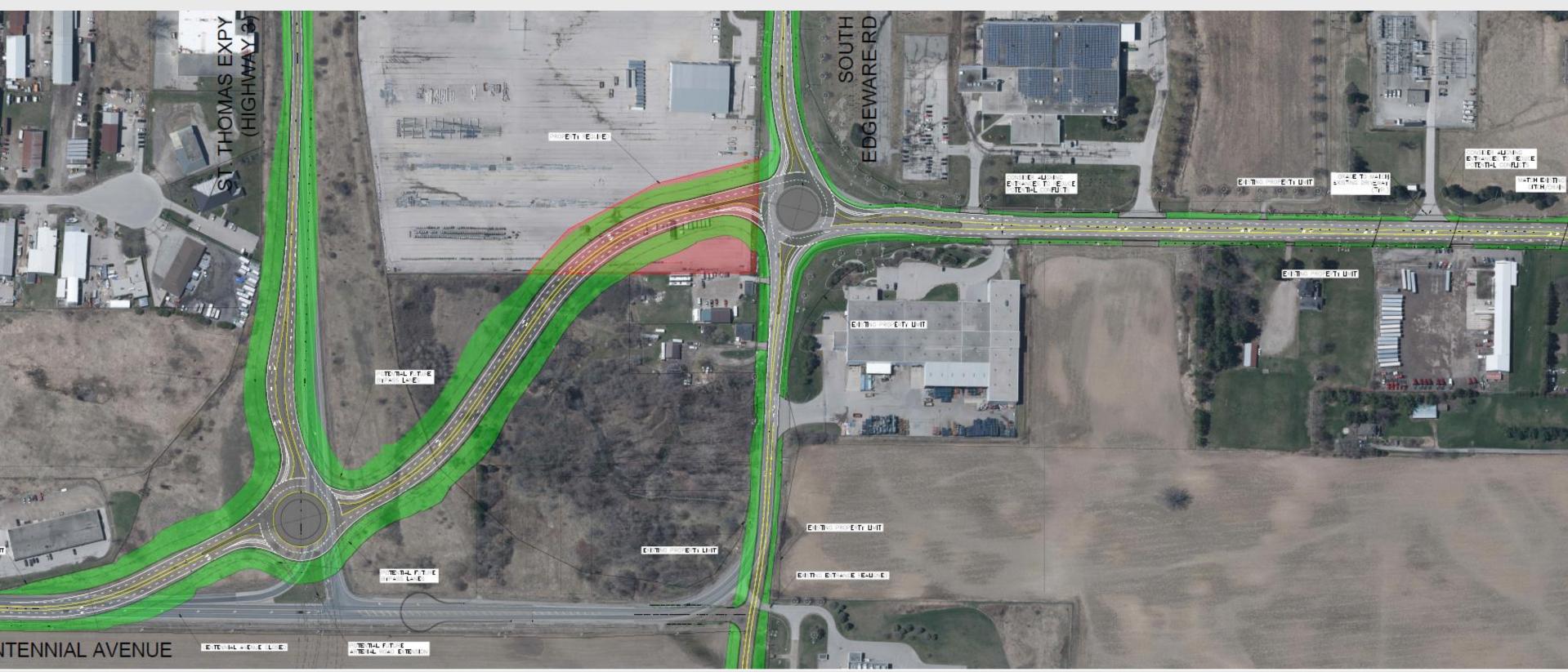


### 2024 Project: Highbury Avenue Widening (Ron McNeil Line to Hwy #3)

- 2.5 km road widening project
- 3 2 lane roundabouts (Ron McNeil Line, South Edgeware Road, Hwy
   #3)
- Widening from 2 to 4 lanes
- 500 metres large diameter watermain (750mm dia.)
- 500 metres deep sanitary sewer (600mm dia.)
- All work needs to be done in 2024.
- Estimated Budget: \$25+ million

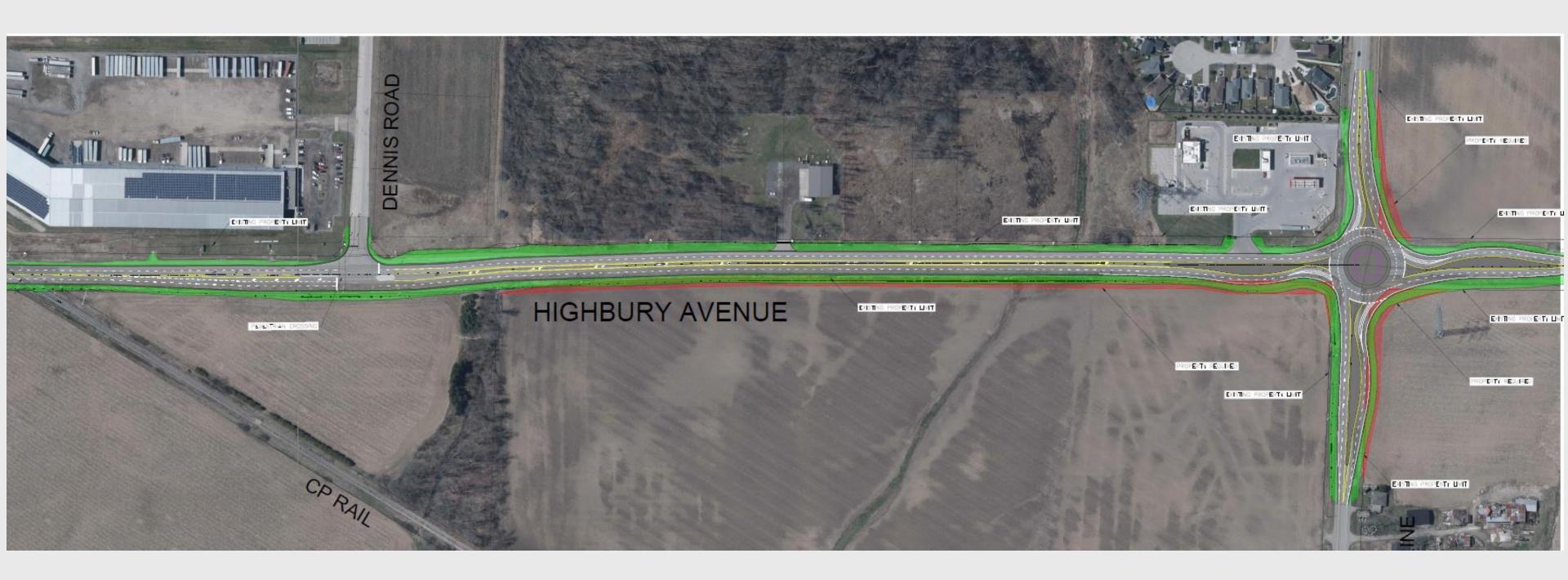
# Highbury Avenue Widening















2024 Project: Earthworks and Servicing – South Edgeware Road

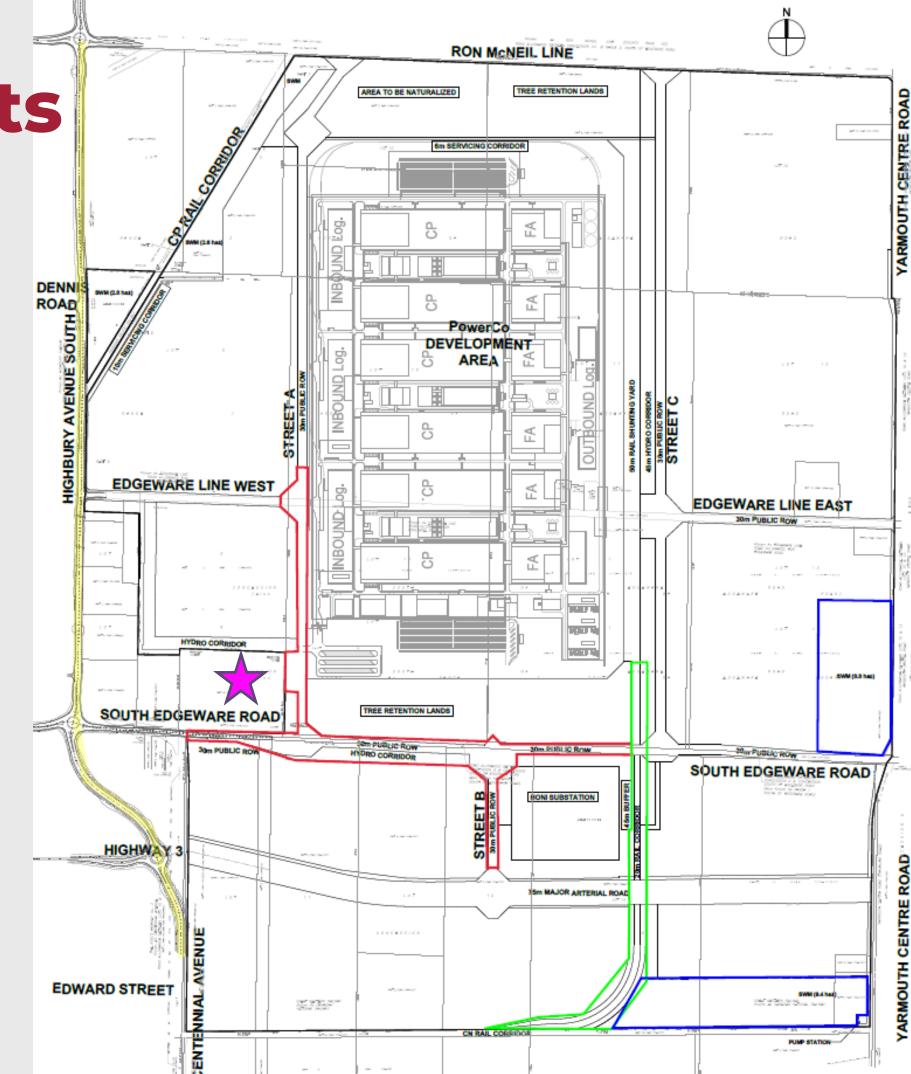
**Extension, Street A, and Street B** 

- 2.5 km roadwork, watermain, sewers, forcemain in greenfield conditions
- 4 roundabouts (1 2 lane roundabout, 3 1 lane roundabouts)
- Large diameter watermain (600mm dia.)
- Earthworks related to above noted infrastructure and rough grading for future roadworks and bridge abutments
- Estimated Budget: \$15+ million

## **Construction 2024 Projects**

- Phase 1 Earthworks and Servicing for South Edgeware, Street A & B (RED)
- Rail Spur Line and Bridge (GREEN)
- South Edgeware Booster Station (PINK)
- SWM Ponds (BLUE)
- Highbury Ave. Widening (YELLOW)









### **Construction Projects over the next few years:**

- Major Arterial Roadway (2025 2026)
- Earthworks/Servicing Street A, Street C, Edgeware Line,
   Yarmouth (2025 2026)
- Yarmouth Sewage Pumping Station (2025)
- Rail Spur Shunting Yard (2025 2026)
- New Water Pollution Control Plant (PCP2) and associated diversion works across St. Thomas (2027 – 2028)

### Lessons Learned to date



- Be a Developer!
- Get as much stuff done early as possible.
- Rise above the established processes.

