



PROJECT CONNECT:

Preparing for the St. Thomas  
Battery Gigafactory

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[www.stthomas.ca](http://www.stthomas.ca)



# Our History



# Sequence of Events



**Initial Land  
Acquisition  
(2019)**



**Build  
Relationships**



**Municipal  
Servicing  
(Phase 1 – 2021)**

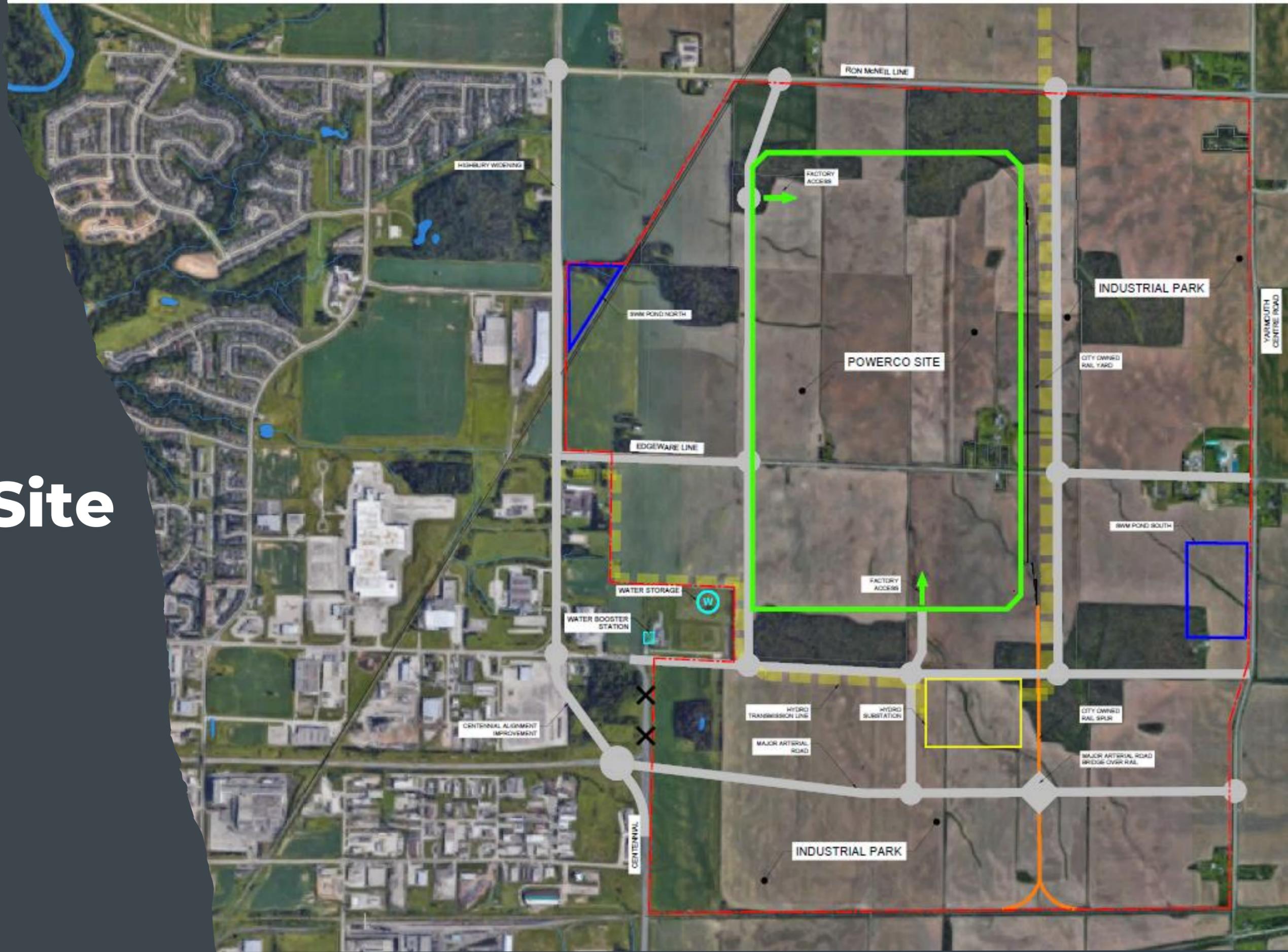


**Significant  
Interest**



**Site Selection  
March 13, 2023**

# PowerCo Site



# Site Plan, From the Beehive





# The Vision

# ⋮ 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

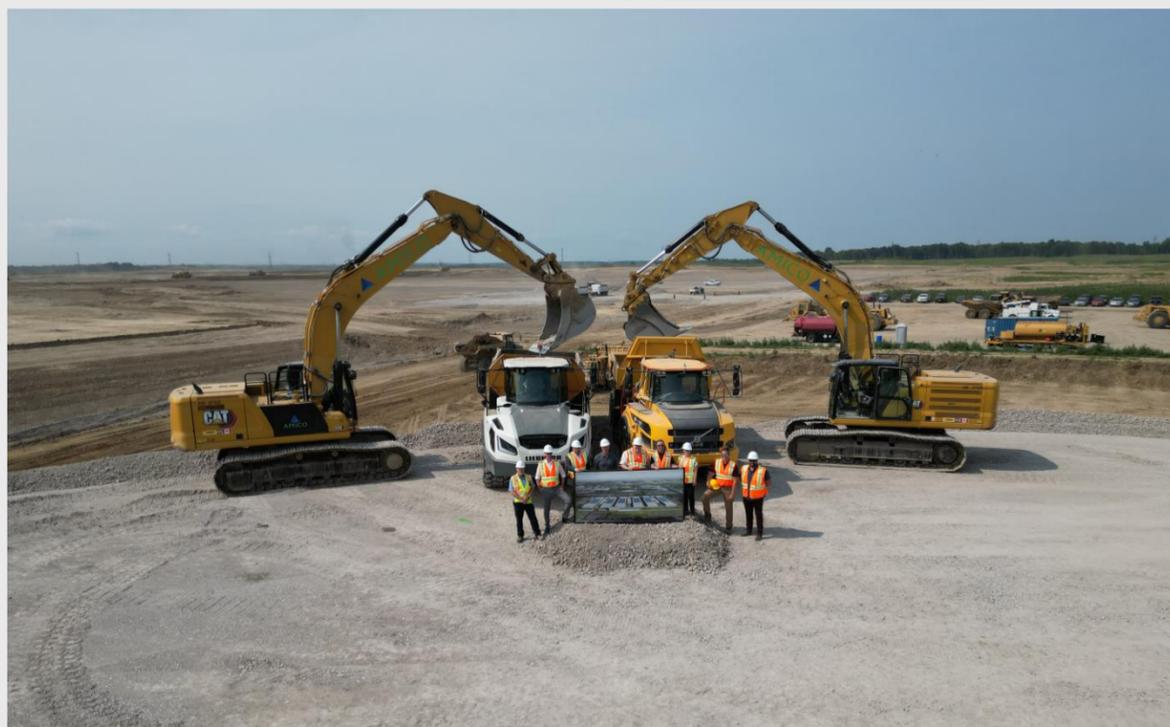
Geotechnical Reports

ESA's – Phase 1

Cultural Heritage Reports and Heritage Impact Assessments



# Demolition, Removals, and Site Prep Work





**November 2, 2023**



# Planning and Engineering

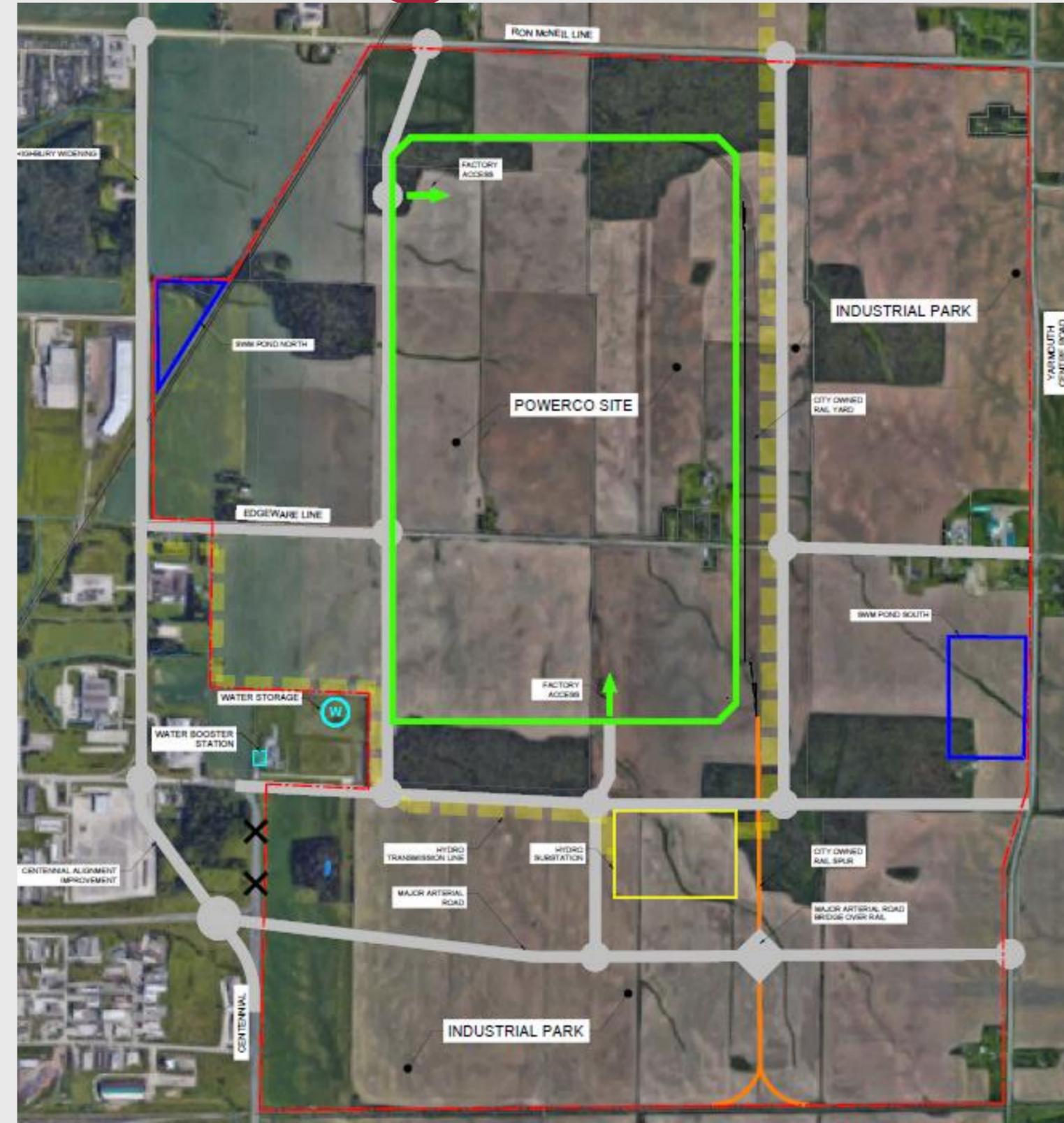


## Planning

- 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 Projects

## 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





# Highbury Avenue Widening





# Construction – 2024 Projects

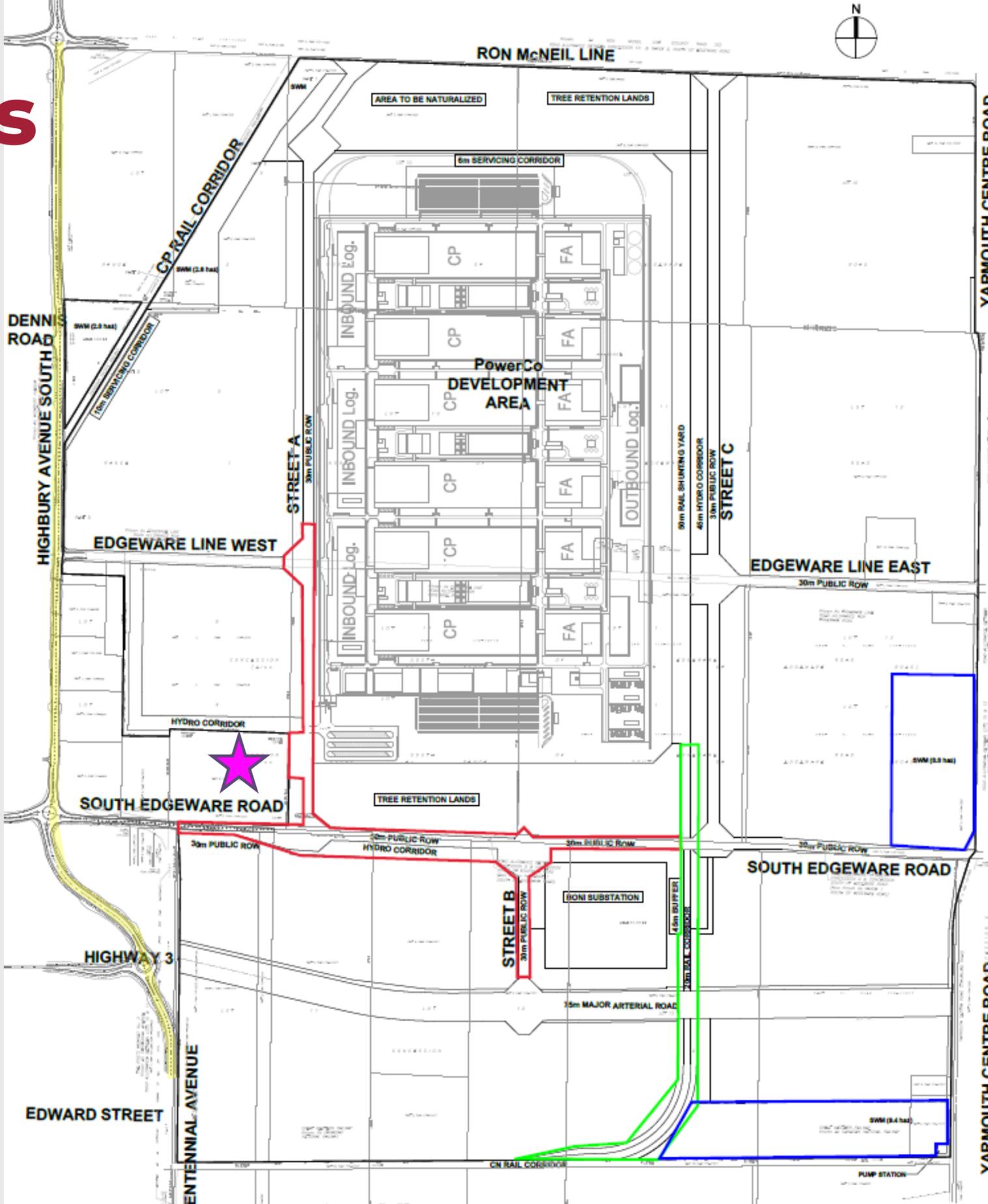
## 2024 Project: Earthworks and Servicing – South Edgeware Road

### 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

## 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.**

*BEFORE I DO ANYTHING,  
I ASK MYSELF,  
'WOULD AN IDIOT  
DO THAT?'*

*AND IF THE ANSWER IS YES,  
I DO NOT DO THAT THING.*

- DWIGHT SCHRUTE

