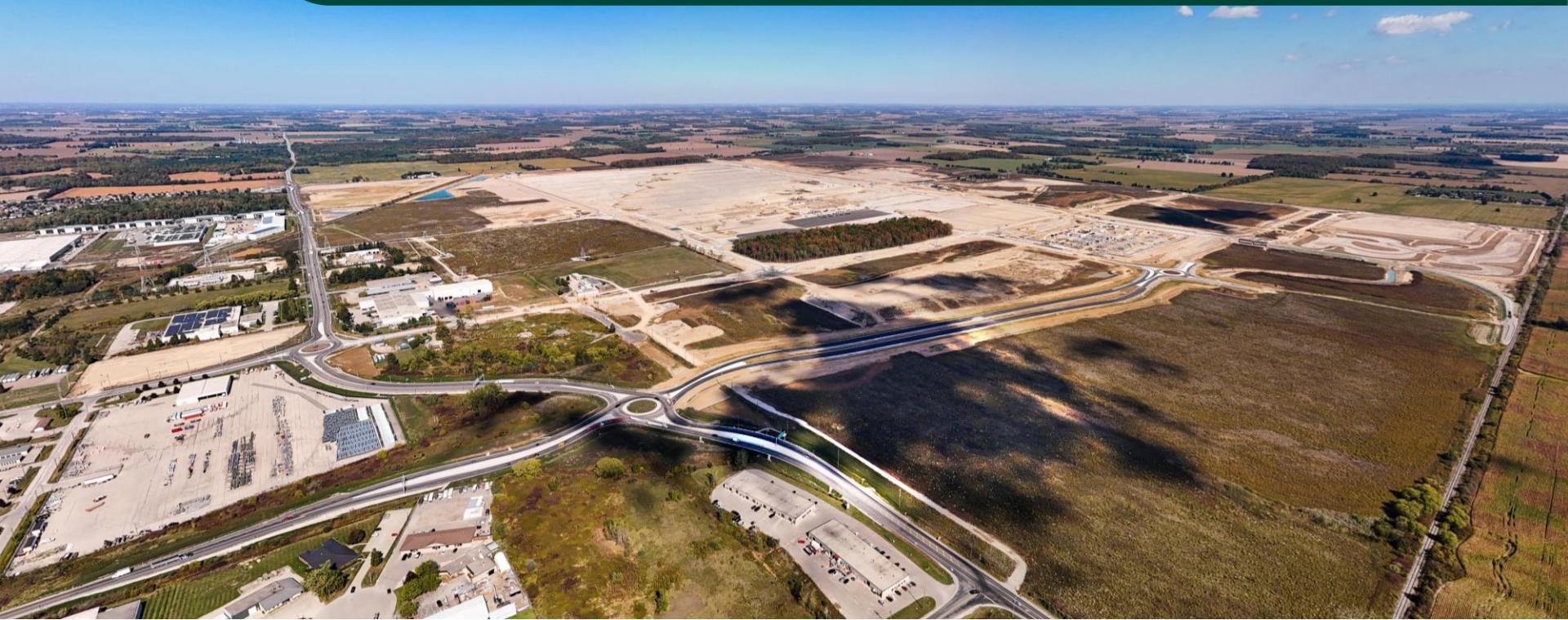




# Yarmouth Yards Industrial Park

## Supporting Large Scale Industrial Development



Nathan Bokma, P. Eng., Senior Project Manager – Industrial Development

November 12, 2025

# Overview



- **What's going on in St. Thomas?**
- **What's happened to date?**
- **How did we do it?**
- **Lessons Learned**



# PowerCo Battery Facility



**YARMOUTH**  
YARDS



# Preparing for what's to come!



**ST. THOMAS**  
THE RAILWAY CITY  
[www.stthomas.ca](http://www.stthomas.ca)

**YARMOUTH**  
YARDS

- Before and after the April 2023 announcement of PowerCo, St. Thomas staff completed many studies to prepare for large industrial growth.
- Completed a massive plan of subdivision for 1500-acre industrial park.
- Started the largest infrastructure projects in St. Thomas to date, both inside the Yarmouth Yards Industrial Park and throughout the City of St. Thomas.
- Province has also initiated their own projects via MTO to support the intended growth for the region with the twinning of Hwy #3 (from Hwy #4 to St. Thomas).

# Highbury Avenue Widening



- \$26.1M Contract, substantially complete Spring 2025.
- Water, sanitary sewer, storm sewer, forcemains, 3 – 2 lane roundabouts, 2 lane to 4 lane road conversion.



# Yarmouth Yards Earthworks and Servicing – Phase 1



- \$15.2M Contract, completed in November 2024,.
- Water, sanitary sewer, storm sewer, forcemains, new roadways to access site.

## Yarmouth Yards Earthworks and Servicing – Phase 2



- \$15.1M Contract Extension from YYES 1, completed in September 2025 .
- Water, storm sewer, 2 large SWM Ponds, new roadways and roundabouts to access site.



# Yarmouth Yards Earthworks and Servicing – Phase 3



- \$25M Contract, started this year, completion Fall 2026.
- Water, sanitary sewer, storm sewer, forcemains, new roadways to access site.



# **Yarmouth Yards Rail Bridge, Spur, and Shunting Yard**

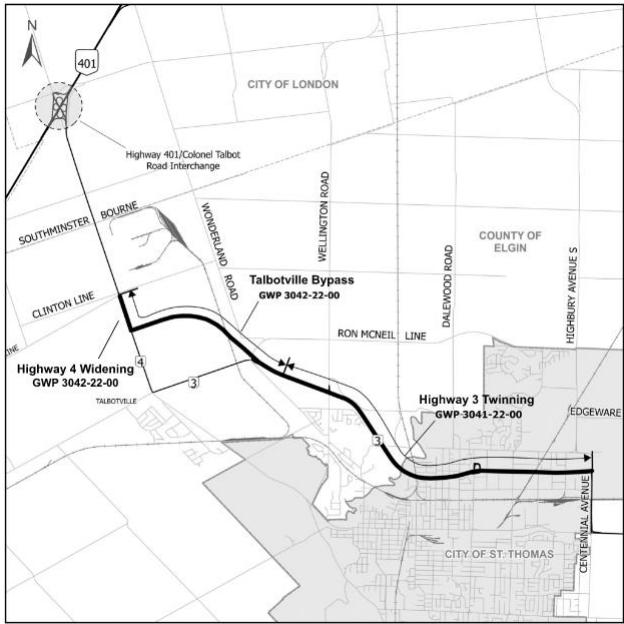
- \$12M initial contract for Spur and Bridge, but through contract extensions, now \$43.7M to complete all works.
- Rail Bridge, Spur, Shunting Yard will bring goods by rail to Yarmouth Yards Industrial Park for PowerCo and other industries.





# Technology Trail and MTO's Hwy 3 Project

- \$6.7M contract to build 1.1km of 4 lane major arterial road into site.
- Connects to MTO's Project of twinning of Hwy #3 from St. Thomas to Hwy #4.



# South Edgeware Booster Station



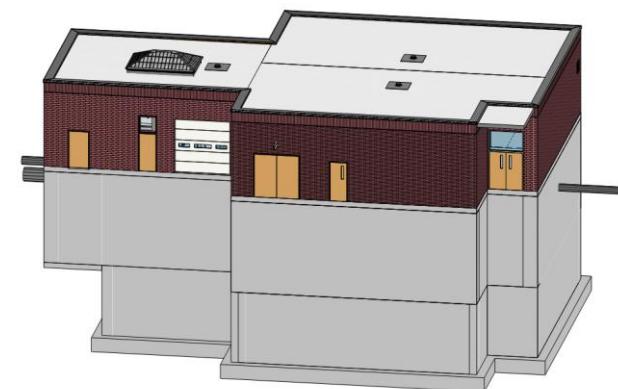
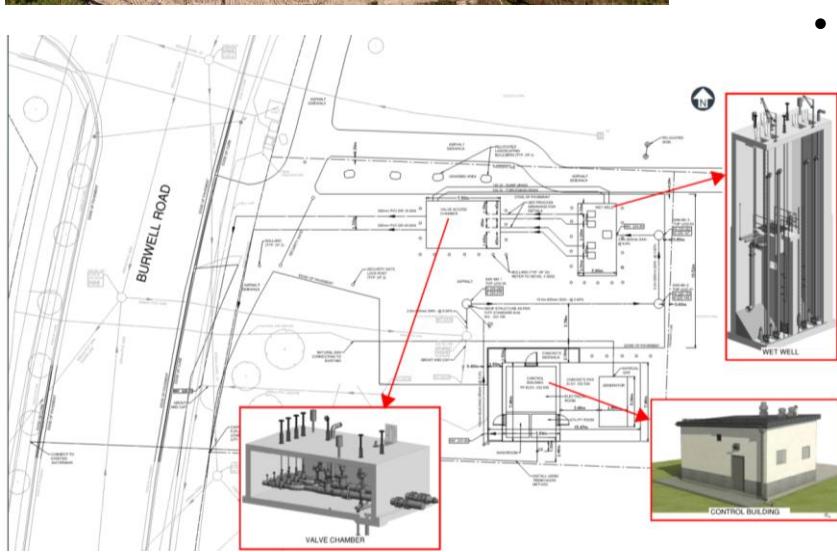
- \$15M Contract, started last year with substantial completion October 2025.
- Meet new water demands of St. Thomas and Yarmouth Yards site:
  - PHD = 861 L/s
  - MDD + Fire= 989 L/s
  - MDD = 591 L/s, ADD = 372 L/s
  - 87 PSI, 6 bar pressure required by PowerCo



# Sewage Pumping Stations!



- Various sewage pumping stations, new and upgrades of older ones, are also underway to convey flows into the City.
- Yarmouth SPS (199 L/s).
- Burwell SPS/Forcemain Upgrades (189 L/s)
- Woodworth SPS Upgrades (1,000 L/s)



WOODWORTH AVE PUMPING STATION

4 JOYCE STREET, ST. THOMAS



# Dalewood Water Reclamation Facility





# How did we do it?



Back in 2023, Council endorsed the concept of a specialized project team for the undertaking of the Yarmouth Yards Industrial Park and large-scale capital projects across the City.



The St. Thomas Industrial Development (ID) Team was formed as a dedicated group to oversee this massive investment in the community.



ID Team administers the overall project management of the YY site and other large-scale projects, project risks, schedules, finances, and coordination among internal and external stakeholders.

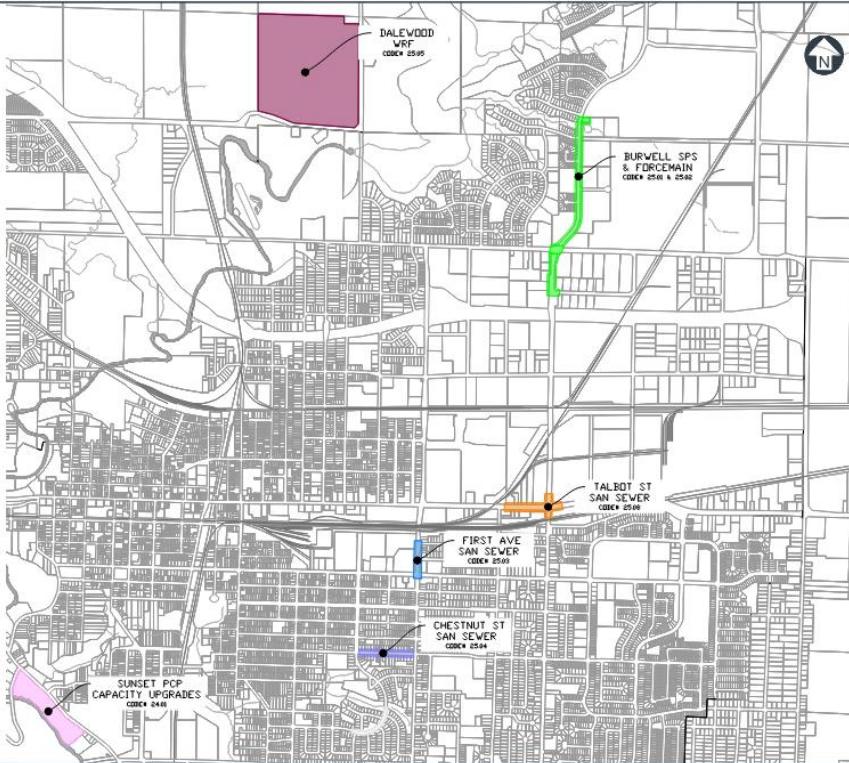


# Coordination

2025  
EXTERNAL PROJECTS

YARMOUTH YARDS EXTERNAL PROJECTS - MASTER STAGING  
**2025 CONSTRUCTION SEASON**

YARMOUTH YARDS EXTRABILL PROJECTS - MASTER STAGING PLAN 2025 CONSTRUCTION SEASON						
Year	Code #	Code	Construction Task	Lead	Initiation	Completion
2024	24-01	24-EP01	Yarmouth PCP Upgrade	Senate Road	2024-04-01	2025-12-31
	24-02	24-EP02	Yarmouth PCP Upgrade	Senate Road	2024-04-01	2025-12-31
	24-03	24-EP03	Highway 4 - Highway 9 (Edwards Tunnel)	Highway 9 & Hwy 4	2024-04-01	2025-12-31
	24-04	24-EP04	Charlottetown Central Sanitary	Charlottetown Central Sanitary	2024-04-01	2025-12-31
2025	25-01	25-EP01	Yarmouth PCP	Senate Road	2025-04-01	2025-12-31
	25-02	25-EP02	Highway 4 - Highway 9 (Edwards Tunnel)	Highway 4	2025-04-01	2025-12-31
	25-03	25-EP03	Highway 4 - Highway 9 (Edwards Tunnel)	West Avenue	2025-04-01	2025-12-31
	25-04	25-EP04	Charlottetown Central Sanitary	Charlottetown Central Sanitary	2025-04-01	2025-12-31
	25-05	25-EP05	Highway 4 - Highway 9 (Edwards Tunnel)	Highway 4	2025-04-01	2025-12-31
	25-06	25-EP06	St. Thomas Line	YV St. Georges & North	2025-10-01	2026-03-31
2026	26-01	26-EP01	Highway 4 - Highway 9 (Edwards Tunnel)	Highway 4	2026-04-01	2026-12-31
	26-02	26-EP02	Highwoodburn PCP Pump	Woodburn Avenue	2026-04-01	2026-12-31
	26-03	26-EP03	Highwoodburn PCP Pump	Woodburn Avenue	2026-04-01	2026-12-31
	26-04	26-EP04	Highway 4 - Highway 9 (Edwards Tunnel)	Highway 4	2026-04-01	2026-12-31
	26-05	26-EP05	Highway 4 - Highway 9 (Edwards Tunnel)	Highway 4	2026-04-01	2026-12-31
	26-06	26-EP06	South Edgeware Phase 1	Woodburn Avenue	2026-09-01	2026-12-31
	26-07	26-EP07	South Edgeware Phase 2	Woodburn Avenue	2026-09-01	2026-12-31
2027	27-01	27-EP01	Edgeware Phase 3	Edgeware Street	2027-04-01	2027-12-31
	27-02	27-EP02	Edgeware Phase 4	Edgeware Street	2027-04-01	2027-12-31
	27-03	27-EP03	Edgeware Phase 5	Edgeware Street	2027-04-01	2027-12-31
	27-04	27-EP04	Edgeware Phase 6	Edgeware Street	2027-04-01	2027-12-31
2028	28-01	28-EP01	Edgeware - Trade Park	South Edgeware Road	2028-04-01	2028-12-31
	28-02	28-EP02	Edgeware - Trade Park	Highway 4	2028-04-01	2028-12-31
	28-03	28-EP03	Edgeware - Trade Park	Highway 4	2028-04-01	2028-12-31
	28-04	28-EP04	Edgeware - Trade Park	Yarmouth - Centre Street	2028-04-01	2028-12-31
	28-05	28-EP05	Edgeware - Trade Park	Yarmouth - Centre Street	2028-04-01	2028-12-31



PRELIMINARY



# Risk Management/Procurement



**YARMOUTH  
YARDS**

REQUEST FOR PRE-QUALIFICATIONS  
No. 2024-063

YARMOUTH YARDS EARTHWORKS AND SERVICING  
PHASE 3

ELECTRONIC BID SUBMISSIONS ONLY, shall be received by the Bidding System, no later than **2:00:00 p.m. local time, on December 5, 2024.**

HARD-COPY PROPOSAL SUBMISSIONS  
SHALL NOT BE ACCEPTED



- Team regularly reviews schedule, risks, and financial commitments to ensure that the ID team can deliver on all of these promises to PowerCo and other investors.
- One of the main risks identified was procurement for large scale projects to be completed in a timely manner.
- Developed RFPQ process to evaluate contractors on capabilities, performances, references from similar sized projects, proposed schedule, and proposed methodology.
- Due to the size and complexity of the Dalewood WRF project, the ID team proceeded with a Progressive Design Build contract after selecting a Contractor/Engineer team via RFP.
- The PDB concept was approved by Council, and the RFP was awarded to North America Construction Ltd. (NAC).



# Proactive Communications





# Lessons Learned

- I need that done EOD, today!
- Don't keep doing the same thing over and over and expecting different results.
- Don't stop construction, no matter what...





YARMOUTH  
YARDS



ST. THOMAS  
THE RAILWAY CITY



Thank You! Questions?