

**THE CORPORATION OF THE TOWN OF GRAND VALLEY**

**BY-LAW NUMBER 2025 - \_\_\_\_\_**

**Thomasfield Subdivision Phase 3A – Stage 1  
Part of Lots 29 and 30, Concession 2**

**Plan 7M-76 – Tindall Crescent, Block 43, Block 44, and part of Mill Street**

**Final Acceptance**

**WHEREAS** the Council of The Corporation of the Town of Grand Valley entered into a subdivision agreement with Thomasfield Homes Inc., registered as DC222291 on October 14, 2020;

**WHEREAS** Thomasfield Homes Inc. has completed all the work pursuant to the subdivision agreement, and has requested a Certificate of Final Acceptance;

**WHEREAS** the Municipal Act, 2001, s. 31, permits the Council of every municipality to establish a highway by by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Grand Valley deems it expedient to establish the lands described in Schedule "A" attached hereto and assume the same as a highway;

**NOW THEREFORE THE CORPORATION OF THE TOWN OF GRAND VALLEY BY THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:**

1. That the lands described in Schedule "A" attached hereto are hereby laid out and established as part of the common and public highway upon which they abut in The Corporation of the Town of Grand Valley, in the Corporation of the County of Dufferin.
2. That the Certificate of Final Acceptance, substantially in the form attached hereto as Schedule "B" be issued by the Town Clerk.
3. That the municipal services in Registered Plan 7M-76 (Tindall Crescent, Block 43, Block 44 and part of Mill Street) constructed pursuant to the subdivision agreement are hereby assumed as public services, save and except those services reserved on the Certificate of Final Acceptance.
4. That the balance of the security held pursuant to the subdivision agreement be released, save and except \$927,315.00, which is to be transferred to cover the obligations for Stage 2, after the payment of the Town's expenses to date, including those associated with the Final Acceptance.

BY-LAW GIVEN THE NECESSARY READINGS AND PASSED THIS 9<sup>th</sup> DAY OF DECEMBER, 2025.

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STEVE SOLOMAN, MAYOR

\_\_\_\_\_  
MEGHAN TOWNSEND, CLERK

**SCHEDULE "A"**

**BY-LAW NUMBER 2025 - \_\_\_\_\_**

All and Singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Grand Valley, in the County of Dufferin, and being composed of: Tindall Crescent and part of Mill Street, as shown on Registered Plan 7M-76.

**SCHEDULE "B"**

**BY-LAW NUMBER 2025 - \_\_\_\_\_**

The Corporation of the Town of Grand Valley

Certificate of Final Acceptance

**Thomasfield Subdivision Phase 3A – Stage 1  
Part of Lots 29 and 30, Concession 2**

**Plan 7M-76 – Tindall Crescent, Block 43, Block 44, and part of Mill Street**

This Certificate of Final Acceptance is issued pursuant to a Subdivision Agreement between The Corporation of the Town of Grand Valley ("Municipality") and Thomasfield Homes Inc. ("Owner").

The following are the facts upon which this Certificate was issued:

1. The Municipality and the Owner entered into an agreement with respect to the land referred to herein ("Agreement") which is registered in the Land Titles Office for the Land Titles Division of Dufferin (No. 7) on October 1, 2020, as Instrument DC222291.
2. The Owner has complied with all terms of the Agreement.

The Municipality hereby grants its final acceptance for the services that are required to be completed by the Agreement and certifies that the Owner has satisfied all other obligations that it is required to fulfill for the granting of this Certificate. The registration of this Certificate will act as a complete release of the land upon the title to which it has been registered from the terms of this Agreement, save and except as provided in the following:

**- Nil -**

This

This Certificate of Final Acceptance is issued as of December 9<sup>th</sup>, 2025.

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Meagan Townsend  
Grand Valley Town Clerk