



GRAND VALLEY

Council Planning Report

To: Mayor Soloman & Council
From: Mark H. Kluge, MCIP RPP, Manager of Planning
Date: December 9, 2025
Report No.: PLN2025-206
Subject: Recommendation Report Assumption of Thomasfield Subdivision Phase 3A – Stage 1

Recommendation:

THAT Report No. PLN2025-206, dated, December 9, 2025, be received;

AND FURTHER THAT Council grants Assumption/Final Acceptance of the Thomasfield Subdivision Phase 3A – Stage 1 (7M-76), as generally shown in Appendix 3: By-law and Certificate, of this report and the necessary by-law be adopted.

Key Points:

The following are key points for consideration with respect to this report:

- Thomasfield Homes has requested final assumption by the Town for their Phase 3 – Stage 1 Subdivision
- The minimum two-year maintenance period commenced on October 31, 2023, has now concluded
- The Town's Engineer – Burnside are supportive of the request for Final Assumption of the subdivision.

Background

The Town entered into a Subdivision Agreement with Thomasfield Homes Inc, for their Phase 3A – Stage 1 and Stage 2 subdivision, which was registered as Plan 7M-76

Recommendation Report Assumption of Thomasfield Subdivision Phase 3A – Stage 1 (Stage 1), see **Appendix 1: Registered Plan**. The Subdivision Agreement was registered on October 14, 2020, and provides for municipal assumption of the works within the subdivision including the roads, underground infrastructure, stormwater management and drainage facilities, and other works within the lands dedicated into Town ownership as part of the subdivision.

Thomasfield has completed the works within the subdivision for Stage 1 and has maintained the works for the duration of the required maintenance periods under the Subdivision Agreement. At this time, Thomasfield is requesting final acceptance of all the roads, services and other works completed pursuant to the Subdivision Agreement related to Stage 1.

Agency and Public Consultation:

Agency and public notification and consultation was completed for the draft plan and related planning approvals, in accordance with the *Planning Act*.

Planning Analysis

The works to be assumed by the Town within the subdivision have been completed and certified by the developer's engineer and inspected and accepted by the Town's Engineer - Burnside, see **Appendix 2: Burnside Assumption/Final Acceptance**, including:

- Tindall Crescent
- Portion of Mill Stret West (to which some obligations have been transferred to Phase 3B)
- Private Road Hamilton Lane (Block 43) which has its own Site Plan Agreement.

There are no vacant lots remaining within Stage 1.

The two-year maintenance period began on October 31, 2023, has now been fulfilled. Final inspections have been completed for the works to be assumed by the Town, and these works have been satisfactorily completed by the developer in accordance with the Subdivision Agreement and Town standards. Burnside advises that after payment of any remaining invoices, the remaining securities related to Phase 3A – Stage 1 can be released, save and except for \$927,315 which is for the Stage 2 subdivision agreement obligations.

Recommendation Report Assumption of Thomasfield Subdivision Phase 3A – Stage 1

For these reasons, a final acceptance by-law and certificate have been prepared and are ready for consideration by Council, see **Appendix 3: By-law and Certificate**.

Attachments:

Appendix 1: Registered Plan

Appendix 2: Burnside Assumption/Final Acceptance

Appendix 3: By-law and Certificate

Report Submitted by

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