

REPORT

Council

Meeting Date: August 11, 2025

FROM: Planning and Development Department

DATE: July 29, 2025

SUBJECT: 24T-18002 – Westham – Subdivision Assumption – By-law 2025-134

LOCATION: West of Third Line, South of Rebecca Street

WARD: Ward 1

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RECOMMENDATION:

1. That the assumption of Registered Plan 20M-1225 be approved.
2. That By-law 2025-134, a By-law to assume the completed public works within Registered Plan 20M-1225, be passed.

KEY FACTS:

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

- All public works being recommended for acceptance through this assumption, have been inspected and deemed acceptable for assumption.
- All required works, undertakings and obligations set out in the respective Subdivision Agreement have been completed in full.
- Upon passing of this assumption by-law, all remaining financial securities being held by the Town will be released.

BACKGROUND:

As a requirement of the Subdivision Agreement, when all obligations of the Owner have been fulfilled, a request may be made to the Town for assumption of the works and streets within Registered Plan of Subdivision (20M-1225).

The Registered Plan (Appendix B: 20M-1225) identified the location of the plan area to be assumed by the Town, which consists of detached residential units and a neighbourhood park block.

As set out in the Subdivision Agreement, when the obligations of the Owner have been fulfilled, the Developer may request the Town to assume the public elements within the Plan of Subdivision. The Owner has requested assumption, which has prompted this report to Council.

COMMENT/OPTIONS:

This request for assumption was circulated to the standard commenting departments and external agencies, concluding with no concerns in moving forward with clearance for assumption.

CONSIDERATIONS:

(A) PUBLIC
N/A

(B) FINANCIAL
In accordance with the Terms and Conditions of the Subdivision Agreement, the balance of securities can now be released upon assumption of the public infrastructure.

(C) IMPACT ON OTHER DEPARTMENTS & USERS
All affected departments (Parks, Legal, Finance, and Transportation and Engineering) have been circulated.

(D) COUNCIL STRATEGIC PRIORITIES
This report addressed the Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION
The assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft plan approval.

APPENDICES:

Appendix A: By-law 2025-134

Appendix B: Registered Plan 20M-1225

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