



Notification of Assumption & FAQ

Lora Bay Phase 4

The Town of The Blue Mountains would like to inform residents of Lora Bay Phase 4 that the subdivision is scheduled for assumption by the Town.

Town Staff will bring the Assumption Report to the Committee of the Whole meeting on December 10, 2024. Following this meeting, a By-law will be brought forward to the December 16, 2024, Council Meeting to be signed by the Mayor, finalizing the assumption of the subdivision. To view the Staff Report, visit the Agendas, Minutes and Reports page or the Lora Bay Phase 4 webpage on the Town's website.

Within this letter, we have provided information and answered common questions related to assumption. Contact information for each department listed within this letter is included on the final page.

Q: WHAT DOES ASSUMPTION OF A NEW SUBDIVISION MEAN?

A: Assumption of a new subdivision means the Town has assumed responsibility for the maintenance of all municipal services for the subdivision from the developer. A development is brought forward for Assumption once it has been inspected and certified by professional engineers to ensure all contractual obligations with the Town have been met according to the Subdivision Agreement.

Q: IF I HAVE FUTURE QUESTIONS, WHO DO I DIRECT THEM TO?

A: Once the Town assumes a subdivision, questions and concerns can be directed to the Operations Department, which includes water and wastewater services, roads and drainage and waste collection.

Q: WHAT SERVICE LEVEL CAN I EXPECT FROM THE TOWN?

A: The Town strives to achieve a high level of service. Residents can expect to see improvements in services and winter maintenance following Assumption. However, service levels may differ across the municipality, adherent to the service standards set by Council. Please contact the [Town's Operations Department](#) to learn more.

Q: WHO WILL BE RESPONSIBLE FOR SNOW CLEARING?

A: Snow clearing services are provided by the Town's Operations Department once the subdivision is assumed. The Town is committed to keeping all roads and sidewalks safe for vehicles and pedestrians during the winter months. For more information, visit the Resident Services – [Winter Maintenance page](#) on the Town's website.

Q: THERE IS A DAMAGED OR DYING TREE ON TOWN LAND IN MY ASSUMED SUBDIVISION, WHO DO I CONTACT?

A: Trees located on Town land in a new subdivision may be under a warranty period. Contact the Town's [Operations Department](#) to report a damaged or dying tree.

Q: WHO IS RESPONSIBLE FOR ENSURING PROPER PROPERTY DRAINAGE?

A: A professional engineer has reviewed and approved drainage plans for every development. Drainage concerns on private property are a civil matter and outside the Town's authority. Please contact the Town's [Operations Department](#) to report a drainage concern on municipally owned land.



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Q: THERE IS A LANDSCAPED POND IN MY SUBDIVISION, WHAT IS ITS PURPOSE?

A: Many new subdivisions use a landscaped pond as a stormwater management facility. These are designed to collect, treat and control runoff after storms before being discharged into local waterways. The developer maintains these ponds until Assumption, at which point the Town takes responsibility.

Q: WHO DO I CONTACT REGARDING CONSTRUCTION NUISANCES?

A: Once a subdivision is assumed, there may still be ongoing residential construction activities. Please contact the Town's [Building Department](#) with any concerns.

Q: WHO IS RESPONSIBLE FOR CLEANING AND MAINTAINING ROADS DURING CONSTRUCTION?

A: The builder is responsible for maintaining clean and safe roads in the case of remaining residential construction after Assumption. If you have further questions, contact the Town's [Development Engineering Department](#).

Q: HOW WILL ASSUMPTION AFFECT MY WASTE COLLECTION?

A: Typically, the Town has taken on waste collection prior to Assumption. Once the subdivision has been assumed, the Town will continue weekly waste and recycling collection. Please visit the [Garbage, Recycling, & Waste page](#) on the Town's website for additional details.

Q: WHO DO I CALL IF STREETLIGHTS ARE NOT WORKING?

A: Please contact the Town's [Operations Department](#) for issues regarding streetlights.

For assistance or information prior to Assumption, please contact:

Development Engineering Department

(519) 599-3131 ext. 220

developmentengineering@thebluemountains.ca

For assistance or information after Assumption, please contact:

Operations Department

(519) 599-3131 ext. 276

operationsinfo@thebluemountains.ca

For assistance or information related to building or construction activities, please contact:

Building Department

(519) 599-3131 ext. 239

build@thebluemountains.ca



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