



Staff Report

Planning & Building Services – Development Engineering

Report To: COW - Operations, Planning and Building Services
Meeting Date: October 28, 2025
Report Number: PBS.25.071
Title: Assumption Report – Tyrolean Village Phase 3
Prepared by: Evan Hancock, Development Engineering Reviewer

A. Recommendations

THAT Council receive Staff Report PBS.25.071, entitled Assumption Report – Tyrolean Village Phase 3;

AND THAT Council enact a By-law to approve full acceptance and assumption of Public Works constructed and installed within Registered Plan of Subdivision 1107 including blocks 87.

AND THAT Council enact a By-law to assume the streets of Registered Plan 1107 for public use, namely Arlberg Crescent.

B. Overview

The subdivision agreement of June 19, 2017 between Tyrolean Village Resorts Limited and the Town, provided for assumption of the subdivision, upon satisfaction of the terms of the Subdivision Agreement.

C. Background

Originally part of a Development called St. Anton's Resort that went through the Planning process approximately 30 years ago and was registered as Plan 1107. Phase 3 began construction in 2017 with all works completed in July of 2025.

D. Analysis

Per section 3.12 of the June 19, 2017, Subdivision Agreement for Tyrolean Village Phase 3, after issuing a Certificate of Final Acceptance for the public works in the subdivision, a written report shall be submitted to Town Council to confirm:

- The Public Works have been installed in accordance with the requirements in the Subdivision Agreement; and
- that all accounts in connection therewith have been paid; and

- that all financial requirements have been met or will be met on the passing of an Assumption By-Law; and
- that Public Works are in the required condition to be assumed.

Once fulfilled, the Town is to pass an Assumption By-Law for the Public Works to transfer ownership and responsibility of maintenance and operation from the developer to the Town.

Development Engineering confirms:

- The Certificate of Final Acceptance was issued May 2, 2025, in consultation with Operations (Water, Wastewater, Roads and Drainage), Finance, Community Services (Trails) and Building Services;
- the Town has received all approvals and documentation required for the Town to take over responsibility and operation of this infrastructure.
- all requirements of section 3.12 of the Subdivision Agreement (listed above) are satisfied;
- all works have been acceptably completed as set out on the attached Assumption Acceptance checklist (Attachment 2); and
- 5 of the 17 lots have been occupied.

It is appropriate that the Town assumes the following Public Works, in the following approximate quantities:

- 516.23 meters (m) of watermain and appurtenances, including five (5) hydrants
- 517.18 m of road
- 200.3 m of CSP culverts
- 11 Streetlights
- 113.68 m of Trail

The Public Works are located within the Town-owned road right-of-way, as described below and illustrated in Attachment 1.

A draft By-Law has been prepared to initiate the following and is provided as Attachment 4.

1. All the Public Works constructed and installed in accordance with the subdivision agreement for Registered Plan 1107; are hereby accepted and assumed.

2. Arlberg Crescent, as shown on Registered Plan 1107, are hereby assumed for public use.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

No adverse impacts are anticipated as a result of this report.

G. Financial Impacts

Upon assumption, The Town will become responsible for all operation, maintenance and ultimate replacement costs associated with public works within Registered Plan 1107. Future Town budgets will consider allowance for these costs.

H. In Consultation With

Development Engineering has consulted with the following department heads or their staff regarding the assumption of this subdivision.

Alan Pacheco, Director of Operations

Ryan Gibbons, Director of Community Services

Tim Murawsky, Acting Director of Planning and Development Services

Monica Quinlan, Director of Corporate and Financial Services / Treasurer

Lauren Potter, PDS Communications Coordinator

I. Public Engagement

The development was subject to previous public consultation and engagement through the zoning by-law amendment and plan of subdivision review process. In accordance with the Subdivision Agreement, the assumption of the Public Works within this subdivision is not subject to any further public process, save and except this report to Council and enactment of the Assumption By-Law (Attachment 4).

However, in advance of this Staff Report being brought to the Committee of the Whole, Development Engineering has provided a Notice of Assumption to residents within the developments being assumed. This Notice of Assumption and FAQ document is included as Attachment 3 and was posted on the website on October 1, 2025.

Following the enactment of the Assumption By-Law, Town Staff will post the Notice of Assumption on the project page.

Attached:

1. Attachment 1 – Location Figure
2. Attachment 2 – Assumption Acceptance Checklist
3. Attachment 3 – Notification of Assumption & FAQ
4. Attachment 4 – Draft By-law

Respectfully submitted,

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Brian Worsley
Manager Development Engineering

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Report Approval Details

Document Title:	PBS.25.071 Assumption Report - Tyrolean Village Resorts Phase 3.docx
Attachments:	- Attachment 1 - Location Figure.pdf - Attachment 2 - Assumption Acceptance Checklist.pdf - Attachment 3 - Notification of Assumption and FAQ.pdf - Attachment 4 - Draft Bylaw Tyrolean Village Resorts Phase 3.pdf
Final Approval Date:	Oct 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Brian Worsley - Oct 8, 2025 - 10:11 AM

No Signature found

Tim Murawsky - Oct 8, 2025 - 4:30 PM

Adam Smith - Oct 16, 2025 - 10:52 AM