



Staff Report

Planning & Building Services – Development Engineering

Report To: COW - Operations, Planning and Building Services
Meeting Date: October 28, 2025
Report Number: PBS.25.072
Title: Assumption Report- Windfall Phase 2C, 4A, 4B, and 5
Prepared by: Olivia Dinsmore, Development Engineering Reviewer

A. Recommendations

THAT Council receive Staff Report PBS.25.072, entitled “Assumption Report- Windfall Phase 2C, 4A, 4B, and 5”;

AND THAT Council enacts a By-law to approve full acceptance and assumption of the Public Works constructed and installed within Registered Plans of Subdivision 16M-57, 16M-71, 16M-78 and 16M-86 as well as within Registered Plan 16M-42 Blocks 38, 42 and 67.

AND THAT Council enact a By-law to assume the streets of Registered Plans 16M-57, 16M-71, 16M-78 and 16M-86 as well as within Registered Plan 16M-42 Blocks 38, 42 and 67, for public use, namely Crosswinds Boulevard from Yellow Birch Crescent to Second Nature, Courtland Street, Sycamore Street and Black Willow Crescent

B. Overview

The Development Agreements between Windfall Limited Partnership and the Town for Windfall Phase 2C, dated October 24, 2017, Windfall Phase 4A, dated December 6, 2019, Windfall Phase 4B, dated July 10, 2020, and Windfall Phase 5, dated August 6, 2021, provided for assumption of the subdivision, upon satisfaction of terms.

Upon review by Development Engineering staff, and by consultation with other Town departments, the agreement terms for Phases 2C, 4A, 4B, and 5 have been satisfied. The Certificates of Final Acceptance were issued on October 6, 2025.

C. Background

Development Engineering staff have determined that all developer obligations have been met, as noted in the Certificate of Final Acceptance, under the Subdivision Agreements for Windfall Phases 2C, 4A, 4B, and 5.

The Windfall Subdivision received Draft Plan Approval in 2011 and has been developed in six phases. Phases 1, 2A, 2B, and 3 have previously been assumed by the Town.

The majority of Phase 2C was assumed in 2021, however, a portion of Crosswinds Boulevard was excluded at that time as it was being used as a construction staging area. With construction now complete, the developer has requested that the remainder of Phase 2C be assumed. Phases 4A, 4B, and 5 have also reached the stage where all obligations under the Subdivision Agreements have been fulfilled.

Following assumption, staff will initiate the process to remove the barricades on Crosswinds Boulevard to permit through traffic in spring 2026 following the winter control period. Residents will be notified in advance of the road opening.

D. Analysis

Per the applicable sections of the Subdivision Agreements listed below,

- Phase 2C- Section 3.12
- Phase 4A- Section 3.12
- Phase 4B- Section 3.12
- Phase 5- Section 3.10

After issuing a Certificate of Assumption 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 Certificates of Final Acceptance were issued on October 6, 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 applicable sections of the Subdivision Agreements (listed above) are satisfied;
- all works have been satisfactorily completed as set out on the attached Assumption Acceptance checklist (Attachment 2); and
- that all homes in Phases 4A, 4B and 5 have been issued full occupancy.

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

Phase 2C

- 323.74 meters (m) of watermain and appurtenances, including one (1) hydrant
- 8.30 m of storm sewer, including one (1) maintenance hole structure
- 353.00 m of urban road, including curb
- 320.93 m of sidewalk and 9 decorative-style streetlights
- 383.85 m of public trails

Phase 4

- 1051.47 meters (m) of watermain and appurtenances, including nine (9) hydrants
- 922.20 m of sanitary sewer, including seventeen (17) maintenance holes
- 1086.55 m of storm sewer, including thirty-nine (39) maintenance hole/catch basin/ditch inlet structures
- 1018.00 m of urban road, including curb
- 1042.61 m of sidewalk and twenty-four (24) streetlights
- 882.84 m of public trails

Phase 5

- 792.74 meters (m) of watermain and appurtenances, including nine (9) hydrants
- 792.96 m of sanitary sewer, including eleven (11) maintenance holes
- 809.18 m of storm sewer, including twenty-four (24) maintenance hole/catch basin/ditch inlet structures
- 810.00 m of urban road, including curb
- 962.06 m of sidewalk and 18 decorative-style streetlights
- 33.33 m of public trails

The Public Works are located within the Town-owned road right-of-way, blocks 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 Plans 16M-57, 16M-71, 16M-78 and 16M-86 as well as within Registered Plan 16M-42 Blocks 38, 42 and 67, are hereby accepted and assumed.

2. Crosswinds Boulevard from Yellow Birch Crescent to Second Nature, Courtland Street, Sycamore Street and Black Willow Crescent, as shown on Registered Plans 16M-57, 16M-71, 16M-78 and 16M-86 as well as within Registered Plan 16M-42 Blocks 38, 42 and 67, are hereby assumed for public use.
3. That the Town Assumes all dedicated Blocks within Registered Plans 16M-57, 16M-71, 16M-78 and 16M-86 as well as within Registered Plan 16M-42 Blocks 38, 42 and 67.

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 the public works constructed and installed within Registered Plans of Subdivision 16M-57, 16M-71, 16M-78 and 16M-86 as well as within Registered Plan 16M-42 Blocks 38, 42 and 67. Maintenance of these assets will need to be considered in future Town budgets.

Subject to Council authorization and enactment of the requisite by-law, all securities for this subdivision will be returned excepting securities retained for minor deficiencies within Phase 5 to be completed by November 28, 2025.

H. In Consultation With

Tim Murawsky, Acting Director of Planning and Development Services

Alan Pacheco, Director of Operations

Jim McCannell, Manager of Roads & Drainage

Allison Kershaw, Manager of Water & Wastewater Services

Terry Green, Manager of Parks & Trails

Brenna Agnew, Accounting Analyst

Lauren Potter, PBS Communications Coordinator

I. Public Engagement

The Windfall development was Draft Plan Approved by the County of Grey on November 15, 2011, and underwent public consultation and engagement through the draft plan approval 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 September 29, 2025.

Any comments regarding this report should be submitted to Development Engineering at developmentengineering@thebluemountains.ca.

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,

Olivia Dinsmore
Development Engineering Reviewer

Brian Worsley
Manager of Development Engineering

For more information, please contact:
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Report Approval Details

Document Title:	PDS.25.072 Assumption Report - Windfall Phase 2C, 4, and 5.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Figure.pdf- Attachment 2 Assumption Acceptance Checklist.pdf- Attachment 3- Notification of Assumption and FAQ.pdf- Attachment 4- Draft Bylaw - Windfall Phase 2C, 4, and 5.pdf
Final Approval Date:	Oct 17, 2025

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

Brian Worsley - Oct 6, 2025 - 3:40 PM

No Signature found

Tim Murawsky - Oct 7, 2025 - 8:33 AM

Adam Smith - Oct 17, 2025 - 11:01 AM