

**Subdivision Internal Checks - Final Acceptance / Assumption**

Development Name: Windfall Phase 2C, 4A, 4B & 5  
M Plan(s): 16M-57, 16M-71, 16M-78, 16M-86, 16M-42

Developer: Windfall GP Inc.

Date of Applicable Agreement(s): October 24, 2017, December 6, 2019, July 10, 2020, August 6, 2021

Development Engineering Reviewer: Olivia Dinsmore

| <b>Final Acceptance</b>  |  |   |
|--------------------------|--|---|
|                          | <b>Description</b>   | <b>Date</b>   |
|                          |  |   |
| x                        | Sweeping of asphalt road/pathways and concrete curb/gutters, as applicable   | May 2025  |
| x                        | Sanitary and storm sewers/facilities flushed/cleaned, prior to CCTV  | October 2024  |
| x                        | Sanitary and storm sewers/facilities inspected with CCTV   | October 2024  |
| x                        | Engineering Consultant review of CCTV, with any deficiencies identified and remedial works recommended to satisfaction of the Town | November 2024   |
| x                        | CCTV reviewed by Town and satisfied  | July 2025   |
| <input type="checkbox"/> | Stormwater management facilities clean out, if warranted   | Not required  |
| <input type="checkbox"/> | Any special testing required for LIDs, etc, to verify adequate performance   | Not required  |
| x                        | Sanitary and storm sewers/facilities deficiencies rectified  | August 2025   |
| x                        | Town Inspection for Final Acceptance   | June 2025   |
| x                        | Deficiency list compiled by the Engineering Consultant following the inspection with the Town, and sent to Town for acceptance     | June 2025   |
| x                        | Confirmation all deficiency list items have been complete, with reinspection by Town where warranted                               | September 2025  |
| x                        | Certification from Consulting Engineer for all Works and Grading   | September 2025  |
| x                        | Maintenance Periods, all expired?<br>1. Road Maintenance Period<br>2. Landscape  | Surface Asphalt Maintenance Period<br>Ph 2C- expired in 2021<br>Ph 4- expires November 6, 2025<br>Ph 5- expires November 6, 2025<br><br>Tree Maintenance Period<br>Ph 2C- expired in 2021<br>Ph 4- expires December 2026<br>Ph 5- |

|                          |   |   |
|--------------------------|---|---|
|                          |   | Black Willow Crescent-<br>expires November<br>2025<br>Courtland Street-<br>expires November<br>2026 |
| x                        | Ontario Land Surveyor Certification confirming site reviewed and property bars found or replaced  | Ph 2C- July 15, 2025<br>Ph 4A, 4B- August 21, 2025<br>Ph 5- July 15, 2025                           |
| x                        | Statutory declaration confirming all contractors and sub-contractors have been paid   | Ph 2C- August 21, 2025<br>Ph 4A & 4B- August 21, 2025<br>Ph 5- August 21, 2025                      |
| x                        | Confirmation from Finance Department if any funds owing with regards to street light account  | September 2025  |
| x                        | Confirmation from Finance Department if any funds owing with regards to any other accounts (snow plowing, emergency repairs, etc.)  | September 2025  |
| x                        | Streetlights checked at night and in good working order   | August 2025   |
| x                        | All driveway and entrances installed to correct width   | July 2025   |
| x                        | Other conditions/requirements for Assumption per Development Agreement:<br>1. Lot Grading Certificates all received   | September 2025  |
| x                        | Special Provisions of the Agreement all satisfied, if applicable  | September 2025  |
| x                        | Record Drawings (saved on Corporate drive)  | August 2025   |
| <b>Assumption</b>        |   |   |
| x                        | Form 1 for water system received  | Ph 2C- January 26, 2017<br>Ph 4A, 4B- August 23, 2019<br>Ph 5- March 22, 2021                       |
| x                        | Environmental Compliance Approvals (ECA) for all applicable systems received:<br>Sanitary & Storm Sewers: 9869-BSNQR4   | Ph 2C- July 9, 2015<br>Ph 4A, 4B- March 26, 2020<br>Ph 5- August 20, 2021                           |
| x                        | If any MECP approvals are in Developer's name, Town requires an Authorization Letter from developer permitting the Town to transfer the approval into the Town's name, once the development is assumed. | October 2025  |
| <input type="checkbox"/> | Operation & Maintenance Manual provided by Engineering Consultant for any stormwater management facilities, sewage pumping stations, etc, as applicable   | Not required  |
| <input type="checkbox"/> | Copies of MECP compliance/reporting documents, if required by ECA, for storm/sanitary systems while in the care of the developer (commencement of operation to Assumption).                             | Not required  |

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| <input type="checkbox"/>                | Structural Report provided by Engineering Consultant for bridges spanning > 3 m etc, as applicable  | Not required  |
| x                                       | Streetlight ESA certificate provided  | Ph 2C- March 27, 2019<br>Ph 4A, 4B- June 17, 2020<br>Ph 5- December 8, 2021 |
| x                                       | All documents for ownership, operation and maintenance of infrastructure by Town once Assumed saved on Corporate drive (\\FS\Corporate\SCANNED IMAGES\ASSUMPTIONS)  | September 2025  |
| x                                       | AutoCAD of infrastructure entered in Town GIS and reviewed by Development Engineering for completeness (and ready for exporting for Operations to assign benchmark costing and Finance to then use for Financial Statements). | September 2025  |
| <input type="checkbox"/>                | Confirmation easements in favor of the Town exist on title(s)<br>Instrument number(s):   Reference Plan #:<br>Instrument number(s):   Reference Plan #:   | Not required  |
| <input type="checkbox"/>                | Road Guarantee calculation provided by the Consulting Engineer, if applicable per the Development Agreement   | Not required - No Road Guarantee  |
| x                                       | Staff report prepared for circulation to internal departments, COW, Council   | September 2025  |
| x                                       | By-law drafted for Council to enact for Assumption  | September 2025  |
| <b>Immediately Following Assumption</b> |   |   |
| <input type="checkbox"/>                | Transfer any ECAs to Town name  |   |
| <input type="checkbox"/>                | GIS to export subdivision infrastructure report from GIS and provide to Dev Eng   |   |
| <input type="checkbox"/>                | Review of infrastructure report of subdivision by Dev Eng   |   |
| <input type="checkbox"/>                | Dev Eng provide infrastructure report of subdivision to Operations for asset management/benchmark costing, such that it can be provided by Operations to Finance  |   |