

**Meeting Date:** April 2, 2024  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2024-30  
**Submitted by:** Jennifer Huff, Director of Building & Planning  
**Approved by:** Trisha McKibbin, Chief Administrative Officer

**SUBJECT:** Assumption – Woods Edge, Mt. Brydges Subdivision

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**RECOMMENDATION: THAT: Council receive report BBP-2024-30 for information, and further;**

**THAT: By-law No. 29-24 which provides for the assumption of assets in the Woods Edge Subdivision be forwarded to Council for consideration of adoption.**

**BACKGROUND:**

The Woods Edge Subdivision is located in the north east end of Mount Brydges, north of Glendon Drive, east of Adelaide Road, location map shown below. The subdivision was developed in three phases which include plan 33M-670, 33M-692 and 33M-740 and consists of Forest Meadow Drive, Woods Edge Road, Lucas Ave, Radisson Lane, Pondhaven Road, Regent Street, Bond Street and Terry Fox Court. All three phases are proposed to be assumed at this time which is 161 single-detached dwellings, two stormwater management ponds, a woodlot, and a park block.

There has been some concern raised by residents in the past regarding the stormwater management facilities, however these facilities are designed to have a shallow permanent water level and be left in a naturalized state. Staff have reviewed the functionality of the ponds and received certification from the developer's engineer that the site has been constructed in general conformity with the approved engineering plans. There is also no requirement in the subdivision agreement for the developer to clean out the facilities prior to assumption.

The subdivision agreement for this development was executed on May 13th, 2013 and later amended in 2014, 2016, 2017 and 2018 to support all phases of the development. The developer, Lupine Properties Limited, has completed all the requirements as set out in the agreement and as such has requested that the Municipality consider assumption of all streets and blocks.

**CONSULTATION:**

Building & Planning staff have worked alongside various departments including Environmental Services and Roads to ensure the requirements of the subdivision have been complete. Multiple inspections and repairs of the works have been completed and staff are satisfied that all requirements under the subdivision agreement have been met. There are two watermain valves that will need to be repaired when the weather permits, the municipality will continue to hold security until these repairs are made.

**STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

- 1) Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

**FINANCIAL IMPLICATIONS:**

A full report of assumed assets will be provided to the Director of Finance following this assumption as is required for asset management purposes.

**ATTACHMENTS:**

Location Map

## Location Map



### AREA TO BE ASSUMED

Earthstar Geographics, Maxar  
Mount Brydges, Strathroy-Caradoc

2024

Coordinate System: NAD 1983 UTM Zone 17N

