

COUNCIL MEETING
INFRASTRUCTURE SERVICES

REPORT ENG-2024-33
November 26, 2024

SUBJECT: Assumption of Forks Common Subdivision

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RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND assumes the Forks Common Subdivision.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council's strategic priority of ensuring "Liveability" by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

All construction associated with Forks Common subdivision has been completed and the maintenance period has concluded. It is now appropriate to assume all infrastructure works associated with the subdivision.

BACKGROUND:

Forks Common subdivision, Plan 59M-475 (Appendix 1), is located south of Forks Road, east of Eastbridge Avenue and west of Aviron Crescent. Refer to attached Location Plan (Appendix 2). This residential development is comprised of ninety (90) lots for single detached dwelling use. Servicing was completed in accordance with the City approved drawings in June 2020. The maintenance period concluded in October 2023.

DISCUSSION:

The Developer of the subdivision, Queensville Development Inc, has fulfilled their obligations as outlined in the Subdivision Agreement and has submitted all necessary documentation required to support assumption. Furthermore, the Developer’s Engineer, Kerry T. Howe Engineering Ltd, has certified that the subdivision was constructed to City of Welland standards.

Through the assumption of the subdivision, the City will assume direct responsibility for the operation and maintenance of the municipal infrastructure summarized below.

Asset	Approximate Length (Linear m)
Roadways	568
Sidewalk	465
Sanitary Sewers	664
Storm Sewers	427
Watermain	777

FINANCIAL:

There are no financial impacts to the City except for future routine maintenance. All security deposits will be released post assumption of the subdivision. There will be no costs incurred by the municipality at this time.

CONCLUSION:

Queensville Development Inc. has fulfilled their obligations as outlined in the Subdivision Agreement; therefore, staff recommend that the City assume the Forks Common subdivision.

ATTACHMENT:

Appendix 1 – Plan 59M-475

Appendix 2 – Location Plan