



COUNCIL QUESTIONS & ANSWERS

Meeting date: September 13th

1. Why is further subdivision approval required – what is remaining to do in Whistle Bend Phase 6 which requires a further approval?

Subdivision approvals for phases of Whistle Bend development are issued at the beginning of the design and construction process. The construction of individual phased areas of Whistle Bend often span over multiple construction seasons and can exceed the maximum limit of the subdivision approval period of 2 years (1 year plus a one-year extension).

The subdivision approval is required to authorize the legal field surveying of the individual lots and the production of the survey plan that is registered in the Land Titles Office (LTO) for the creation of the individual titles. The field survey is typically completed near the end of the subdivision construction work to avoid having legal survey pins destroyed by excavation activity (i.e. dug up or buried). This means that the survey plan registration is generally one of the last aspects of the subdivision development process. The survey plan cannot be registered in the LTO if the City's subdivision approval has expired.

As Phase 6 of Whistle Bend is still under construction (completion of roads, sidewalks, pathways, etc.), the legal field survey work has not been completed and therefore the legal survey plan has not been registered in the LTO to date. As the original municipal subdivision approval has expired, the re-approval of the subdivision is required to facilitate and complete the legal plan registration process.