



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services - Development Division

**Report Number:** GMS-DEV-2025-004

**Date:** Tuesday, April 29, 2025

**Title:** **Via Moto Phase 2 – 19T-12K01 – Fandor Homes (Via Moto) Inc. – Amending Subdivision Agreement**

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### Recommendation

1. That Report GMS-DEV-2025-004 be received; and
2. Council enact By-law 2025-029 at this meeting of Council, being a By-law to authorize the Mayor and Clerk to sign an Amending Subdivision Agreement between the Township and Fandor Homes (Via Moto) Inc. when finalized by the Director of Growth Management Services.

### 1. Report Highlights

- The Via Moto Phase 2 subdivision in Nobleton was Draft Plan approved for 42 single-detached dwellings, 2 townhouse blocks, and an open space block in 2020. The Subdivision Agreement was executed in 2020, and did not contemplate assumption in stages.
- An Amending Subdivision Agreement has been prepared for Council approval to allow the assumption of Phase 2 in stages.

### 2. Purpose

The purpose of the report is to obtain Council's approval to enter into an Amending Subdivision Agreement with Fandor Homes (Via Moto) Inc. to allow Phase 2 to be assumed in stages.

### 3. Background

At the September 21, 2020, meeting, Council draft plan approved the Via Moto Phase 2 Subdivision in Nobleton consisting of 42 single-detached dwellings, 2 townhouse blocks, and an open space block.

At the November 30, 2020, meeting, Council authorized the Mayor and Clerk to sign the Subdivision Agreement for Via Moto Phase 2, and M-plan 65M-4703 (attached) was registered on August 21, 2021.

The Certificate of Completion, start of the two (2) year maintenance period, was issued effective August 20, 2024, and Phase 2 will be eligible for assumption on August 19, 2026.

#### **4. Analysis**

During the preparation of the Subdivision Agreement in 2020 it was not contemplated that the development should be assumed in stages.

Phase 2 included the construction of Stokes Drive and Broad Way. The houses along Stokes Drive and five (5) lots along Broad Way were draft plan approved as Phase 3. The Developer has not begun the home building program for Phase 3. Assumption of Stokes Drive, and the portion of Broad Way fronting the Phase 3 houses, should not occur until after the houses have been constructed, and the lot grading is accepted by the Township. To assume Stokes Drive and this portion of Broad Way at a later date, the Subdivision Agreement needs to be amended to contemplate assuming Phase 2 in stages (Stage 1 and Stage 2). See attachments to this report.

The attached draft Amending Subdivision Agreement was prepared by the Township Solicitor and is ready to be executed by the Developer.

#### **5. Financial Considerations**

There is no financial implications associated with the Amending Subdivision Agreement. All costs associated with the Amending Subdivision Agreement will be the responsibility of the Developer.

#### **6. Alignment to Strategic Plan**

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of upmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the “Our King” Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King’s Vision, Mission and Values.

This report is in alignment with the CSP’s Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Not Applicable.

Objective: Not Applicable.

Key Result: Not Applicable.

#### **7. Conclusion**

Staff are recommending Via Moto Phase 2 be assumed in stages to ensure the infrastructure still subject to the home building program of Phase 3 be assumed after the houses are constructed and the lot grading is completed. As the Subdivision Agreement does not contemplate assumption in stages and an Amending Subdivision Agreement has been prepared for Council’s approval.

## **8. Attachments**

Attachment 1 - 65M-4703

Attachment 2 - Schedule L – Phase 2 – Stage 1 and 2

Attachment 3 - Draft Amending Subdivision Agreement

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