

# Brockville will make developer pay for incomplete subdivision: Staff

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Len Meilleur speaks to Brockville council's planning and development committee on Tuesday, June 3, 2025, about the state of the Brockwoods subdivision. PHOTO BY RONALD ZAJAC /The Brockville Recorder and Times

Brockville officials say they are ready to withhold a developer's deposit to pay for incomplete work in a west-end subdivision, as residents complain of shoddy workmanship.

The possible measure comes as the city and developer Harbour Edge, work to address what the city considers a series of deficiencies in the Brockwoods development.

"My home had more than 60 deficiencies, some severe," Len Meilleur, a resident of the Brockwoods subdivision, told city council's planning and development committee at its most recent meeting on Tuesday, June 3.

“Meaning new windows, doors, cracked foundation, repoured concrete, plumbing relocated, siding removed three times, twice on the whole house, etc. It takes some effort ... to deal with this stuff, and this is a new home purchase.”

“I wish to stress the impact on one’s personal health in the process to remedy these types of issue,” added Meilleur, noting he has taken the matter up with Tarion, which administers the province’s new home warranty program, and the Home Construction Regulatory Authority (HCRA). The HCRA, said Meilleur, issued a warning letter to the builder.

“My view on that: respectfully, it’s all a little too late,” added Meilleur. “Unfortunately, several other of my neighbours are now continuing to have to go through this daunting process.”

Meilleur identified the builder as Reid’s Heritage Homes. In an email to The Recorder and Times, the company’s president says it stands by its work, and was not responsible for the portions of the job addressed in Meilleur’s complaint.

Meilleur faulted the city for not collecting winter maintenance fees from the developer of this unassuming subdivision, calling this a lost opportunity to exercise “leverage.”

He went on to list other problems he says he has with his property and the subdivision in general.

“Will the City of Brockville have to exert an irrevocable standby letter of credit to remedy the defaults of non-compliance? I hope not, and I’m sure you hope not,” said Meilleur.

He also wondered if the deposit the city holds from the developer can cover the cost.

Speaking on behalf of fellow Brockwoods residents, Meilleur requested, among other things, that the planning committee set up a meeting with Harbour Edge.

City manager Sandra MacDonald told the committee the city has not assumed the Brockwoods subdivision, and some building permit files relating to it remain open.

She noted there were over 50 houses being built by the builder in question. Recently, said MacDonald, the city received submissions for 12 drainage plans, only three of which were deemed acceptable.

“It’s a very unfortunate situation that we face, and it’s very similar to what the property owners are facing in that just the workmanship is not up to where we hope it would be,” said MacDonald.

City engineering staff is “very involved” with the builders, she added, and reassured Meilleur that the city is aware of multiple deficiencies in the subdivision.

“We still do hold a line of credit, and we will be calling in that line of credit as we move forward if there is no resolution.”

The line of credit refers to a deposit held by the city to ensure that work gets completed. The city currently holds some \$770,000 of security deposits.

The subdivision was first approved in the 1980s and has gone through tax sale and a number of developers in the ensuing decades, said MacDonald.

Officials at Harbour Edge could not be reached for comment.

In an email to The Recorder and Times, Ron McMillan, president of Reid's Heritage Homes, said he has listened to Meilleur's presentation to the planning committee.

"Reid's Heritage Homes has a long and successful track record, having built over 2,000 homes across Ontario for the past 45 years," wrote McMillan.

"We stand behind our good name and all homeowners at the Brockwoods site can be reassured that we will take care of all home deficiencies. Mr. Meilleur signed off on all repairs to his home last November.

"We are not responsible for the portions of the project which formed the substance of Mr. Meilleur's presentation and therefore we have no control or involvement in the issues of concern presented at council."