

**Subject:** The Assumption of Cherry Ridge Phase 1 and Cherry Ridge Extension

**Recommendation:**

**THAT Committee receive Report #2019-0136 and recommend that Council assume the municipal services in Cherry Ridge Phase 1 and Cherry Ridge Extension subdivisions and open the street within the subdivisions as a 'public highway' by by-law in accordance with the subdivision agreements.**

**Background:**

The Developers of these subdivisions have completed their obligations with respect to the conditions specified in the subdivision agreements with the Town, they have subsequently requested that the Town assume the subdivisions. Drawings of the subdivisions are attached. Cherry Ridge phase 1 subdivision is located in on the east side of Maple Street just north of Canboro Road. By-law 1725(1995) covers this subdivision agreement. Cherry Ridge Extension subdivision is located directly north of Cherry Ridge Phase 1. By-law 2778(2006) covers this subdivision agreement. The developer of Cherry Ridge Extension, Centennial Construction and Contracting, has requested that the Town assume Cherry Ridge Extension, as per the Subdivision Agreement section 17.

**Analysis:**

Cherry Ridge Phase 1 was constructed by 729 Canboro Road Properties Inc. in 1997, and the developer is no longer active. It has been ready for assumption since 1999, however litigation surrounding the storm outfall has prevented that. The litigation has now been resolved. As it is not possible to assume Cherry Ridge Extension without assuming Cherry Ridge Phase 1, it is recommended that both subdivisions are to be assumed concurrently. The residential development is comprised of one hundred ninety-nine (199) lots for single detached dwelling use, one (1) block for stormwater management, and one (1) block for parkland. There is one vacant lot in this development that is being used for a turnaround bulb awaiting a future extension. The primary and secondary services are complete, and the

maintenance period has elapsed. As-built drawings and a statutory declaration for the development have been received. Holdback Securities will be released upon assumption. The developers have completed their obligations; however, a few minor deficiencies remain in Cherry Ridge Phase 1. These include the portion of the storm sewer on Sandra Drive as well as minor curb and patching work that the Town already does. The Town will rectify outstanding deficiencies upon assumption.

**Financial Considerations:**

None.

**Alternatives Reviewed:**

Council could choose to not assume Cherry Ridge Phase 1 due to outstanding deficiencies, and consequently Cherry Ridge Extension would not be able to be assumed.

**Strategic Plan Relationship: Build Strong Communities and Cultural Assets**

Assumption is the final step in the development process, and will bring all the infrastructure under Town ownership.

**Consultation:**

Upper Canada Consultants were the engineering consultants for Cherry Ridge Phase 1 and Cherry Ridge Extensions. The consultant has agreed that the works have been completed in a satisfactory manner and recommend assumption of the works.

**Other Pertinent Reports/Attachments:**

General Servicing Plan for Cherry Ridge Phase 1 and Cherry Ridge Extension

**Prepared and Recommended by:**

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**Prepared and Submitted by:**

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