

Subject: The Assumption of Rittenhouse Estates**Recommendation:**

BE IT RESOLVED THAT Council receive Report #2020-0133 ; and recommend that Council assume the municipal services in Rittenhouse Estates subdivision and open the streets within the subdivisions as 'Public Highways' by by-law in accordance with the Subdivision Agreement.

Background:

The Developer of this subdivision has completed its obligations with respect to the conditions specified in the subdivision agreement with the Town, and has subsequently requested that the Town assume the subdivision. Drawings of the subdivision are attached. Rittenhouse Estates subdivision is located on the east side of Pelham Street and includes the north section of Tanner Drive and the north intersection of Wilson Crossing with Tanner Drive. By-law 3405(2013) covers this subdivision agreement. The developer of Rittenhouse Estates, M & J Homes, has requested that the Town assume Rittenhouse Estates, as per the Subdivision Agreement section 17.

Analysis:

Rittenhouse Estates was constructed by M & J Homes in 2014 and has been ready for assumption since it completed its maintenance period late 2019. The developer has recently requested the assumption after receiving confirmation that the maintenance period had concluded. The residential development is comprised of ten (10) lots for single detached dwelling use, and two (2) blocks for townhouse dwelling use. The primary and secondary services are complete, and the maintenance period as elapsed. As-built drawings for the development have been received. Holdback securities will be released upon assumption. The Developer has satisfied its obligations.

Financial Considerations:

None.

Alternatives Reviewed:

None.

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.

Other Pertinent Reports/Attachments:

General Servicing Plan for Rittenhouse Estates

Consultation:

Niagara Engineering were the engineering consultants for Rittenhouse Estates. The consultant has agreed that the works have been completed in a satisfactory manner and recommend assumption of the works.

Legal Consultation, If Applicable:

Not applicable

Prepared and Recommended by:

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Approved and Submitted by:

David Cribbs, Chief Administrative Officer