

Subject: The Assumption of River Estates (Phase 1) Subdivision

Recommendation:

**BE IT RESOLVED THAT Council receive Report #2021-0208,
Assumption of River Estates (Phase 1) Subdivision, for information;**

**AND THAT Council assume the municipal services in River Estates
(Phase 1) subdivision and open the streets within the subdivision as
'public highways' by by-law in accordance with the subdivision
Agreement.**

Background:

River Estates (Phase 1) subdivision is located on the west side of Rice Road directly north of Port Robinson Road. The Developer of the subdivision has satisfied their obligations with respect to the conditions specified in the subdivision agreement and has now requested that the Town assume the subdivision. By-law 3775(2016) covers the Subdivision Agreement and drawings of the subdivision are attached. The Developer of the subdivision has requested that the Town assume the subdivision as per the Subdivision Agreement Section 17 and has submitted all necessary documentation required to support this.

Analysis:

River Estates (Phase 1) was constructed by River Realty in 2016 and has completed its maintenance period as of October 2021. The Developer has recently requested the assumption after receiving confirmation that the maintenance period has concluded and rectifying all identified deficiencies. The residential development is comprised of one hundred and twenty-four (124) lots for single detached dwelling use, one (1) block for townhouse use, one (1) block for parkland, one (1) block for a stormwater management channel, and one (1) block or a stormwater management facility. The primary and secondary services are complete, and the maintenance period has elapsed. As-built drawings for the development have been received. Holdback securities will be released upon assumption. The Developer has completed their 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.

Consultation:

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

Other Pertinent Reports/Attachments:

As-Constructed General Servicing Plan for River Estates (Phase 1)

Prepared and Recommended by:

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