

Subject: The Assumption of River Realty Estates Phase 2 Subdivision

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-0118, Assumption of River Realty Estates Phase 2 Subdivision, for information;

AND THAT Council assumes the municipal services in River Realty Estates Phase 2 Subdivision and opens the street within the subdivision as a 'public highway' by by-law in accordance with the subdivision Agreement.

Background:

River Realty Estates Phase 2 Subdivision is located on the eastern boundary of Fonthill, in the Town of Pelham. The site is located west of the residential lots on Lametti Drive, north of Port Robinson Road, east of Station Street and south of Summersides Boulevard.

The subdivision developer has satisfied its obligations concerning the conditions specified in the subdivision agreement and has now requested that the Town assume the subdivision. By-law #3458 (2014) and By-law #3459 (2014) cover the Subdivision Agreement.

Engineering drawings of the subdivision are attached as Appendix A for reference. 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 Realty Estates Phase 2 Subdivision was constructed by River Realty Development (1976) and has completed its maintenance period as of December 2023.

The Developer has recently requested the assumption after receiving confirmation that the maintenance period has concluded and has rectified all identified deficiencies.

The residential development consists of 38 single-family units, 28 street town units fronting Summersides Boulevard, and 16 condominium residential units within Block 47.

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 Council's approval and assumption of the subdivision. The Developer has completed their obligations.

Financial Considerations:

None

Alternatives Reviewed:

None

Strategic Plan Relationship: Community Development and Growth

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 Realty Estates Phase 2 Subdivision. The consultant has agreed that the works have been completed satisfactorily and recommends the assumption of the works.

Other Pertinent Reports/Attachments:

APPENDIX A - As-Constructed General Servicing Plan for River Realty Estates Phase 2 Subdivision.

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