



Report n° PE2024-010  
Date: March 20, 2024  
Submitted by: Marie-Eve Bélanger  
Subject: Assumption JML Development

### Nature/Goal

To assume des Jonquilles Street, des Tulipes Street, des Spirées Place, des Orchidées Street, des Violettes Street and des Rosiers Place in the JML Development project in Hammond.

### Directive/Previous policy

N/A

### Department's recommendation

BE IT RESOLVED THAT By-law 2024-20, being a by-law to assume des Jonquilles Street, des Tulipes Street, des Spirées Place, des Orchidées Street, des Violettes Street and des Rosiers Place in the JML Development project of Hammond, be adopted.

QU'IL SOIT RÉSOLU QUE le règlement 2024-20, visant à assumer la rue des Jonquilles, la rue des Tulipes, la place des Spirées, la rue des Orchidées, la rue des Violettes et la place des Rosiers dans le projet de développement de JML à Hammond, soit adopté.

### Background

N/A

### Discussion

In the Subdivision Agreement, it is the Owner's responsibility to maintain and repair a road and any infrastructure until the City is completely satisfied that the Works have been completed to the municipality's specifications and requirements. If a dispute arises between a builder/developer regarding the Works done, then the municipality can use an assumption by-law to limit its exposure and avoid legal undertakings.

All Works have been completed and many inspections were completed by the City's Engineer. The Department is in a position to recommend to Council that JML Development, Plan 50M-300 be assumed along with all the Works associated with the development project.

### Consultation

N/A

### Recommendations or comments from committee/ other departments

N/A

### Financial impact (expenses/material/etc.)

The City will now be responsible to maintain the Works for this subdivision and repair any damage or breaks from hereon.

### Legal implications

The City will now assume the road and all Works related to ownership of these public assets.

### Risk management

If there were a dispute between a builder/developer regarding the works to be done and no assumption by-law were in place, then the municipality would be exposed to legal undertakings. By approving this assumption By-law, Council limits the Corporation's exposure to any legal undertaking. Essentially, the practice of passing an assumption By-law is good protection for the municipality.

### Strategic implications

N/A

### Supporting documents

By-law 2024-20

Plan 50M-300