



PE2025-010

Date: February 12, 2025

Submitted by: Marie-Eve Bélanger

Subject: Assumption of Phase 1B, Clarence Crossing

Nature/Goal

The nature of this report is to assume part of du Rivage Street and part of de l'Étang Street under Phase 1B of Clarence Crossing in Rockland.

Directive/Previous policy

N/A

Department's recommendation

BE IT RESOLVED THAT By-law 2025-13, being an Assumption By-law for Phase 1B of Clarence Crossing, being part of du Rivage Street and part of de l'Étang Street (plan 50M-323), be adopted.

QU'IL SOIT RÉSOLU QUE le règlement 2025-13, visant à assumer les travaux de la Phase 1B du projet de Clarence Crossing, soit les parties de la rue du Rivage et une partie de la rue de L'Étang (Plan 50M-323), 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 now been completed, and many inspections were completed by the City's Engineer. The Department is in a position to recommend to Council that du Rivage Street and de l'Étang Street, Plan 50M-323, be assumed along with all the Works associated with Phase 1B 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 2025-13

Plan 50M-323