



Subject: Merritt Meadows Phase 4 Assumption of Subdivision

Report to: Thorold City Council

Recommendations

1. That the assumption of the Merritt Meadows subdivision Phase 4 **BE APPROVED** in accordance with the terms of the Subdivision Agreement.

Key Facts

- The developer of Merritt Meadows Phase 4 has completed the obligations and requirements set out in the Subdivision Agreement for this project.
- Staff confirm that there are no outstanding deficiencies and that all necessary documentation has been received.
- City Council is required to approve the assumption of the Subdivision to formalize the transfer of the public infrastructure assets.
- Assumption of the Subdivision and adoption of the corresponding By-Law will allow the release of all securities on file for this development project.

Budgetary Status

There are no direct budget impacts resulting from this decision.

Analysis

The Developer, "Sterling Realty (Niagara) Inc." has completed its obligations under the Subdivision Agreement and has requested the formal assumption of the public infrastructure. The assumption process is as per the subdivision agreement signed on May 17, 2016. The Plan of Subdivision is attached in Appendix 1.

All documentation and inspections for these sections of the development are complete. The associated By-law has been included on this meeting's agenda as Bill 60-2023.

Alternatives Reviewed

None.

Relationship to Strategic Plan

The recommendation is consistent with Council's Strategic Priorities;

- Responsible Community Growth and Infrastructure Planning
- Vibrant, Inclusive Communities

Other Pertinent Reports

None.

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Appendices

Appendix 1 Draft Plan of Subdivision – Merritt Meadows Phase 4