

THE CORPORATION OF THE TOWNSHIP OF CRAMAHE

BY-LAW NO. BL-2026-32

Being a By-law to assume the Municipal Roads and Turning Circle lands, Parkland, Walkways, Open Spaces and All Works and Services within R-Plan 39R14632 (Cat Hollow Road, Colborne).

WHEREAS subsection 31(2) of *the Municipal Act*, 2001, S.O., 2001, c. 25, as amended (the "Act"), provides that land may only become a highway by virtue of a by-law establishing the highway; and

WHEREAS paragraph 5 of Section 26 of *the Act* provides that all road allowances, highways, streets and lanes shown on a registered plan of subdivision are highways unless they have been closed; and

WHEREAS subsection 44(1) of the Act provides that the municipality that has jurisdiction over a highway or bridge shall keep it in a state of repair that is reasonable in the circumstances, including the character and location of the highway or bridge; and

WHEREAS paragraph 2 of subsection 31(4) of the Act provides that a municipality may by by-law assume a road allowance, highway, street, and lane that is shown on a registered plan of subdivision for public use, and that section 44 of the Act does not apply to the highway until the Municipality has passed the by-law; and

WHEREAS the Township of Cramahe entered into a servicing agreement with 1961059 Ontario Inc and Fidelity Homes Inc. on March 23, 2023, amended on October 10, 2024; and

WHEREAS the Council of the Township of Cramahe accepts the as-constructed streets and municipal services within and complementary to the Cat Hollow development; and

WHEREAS certain streets and the municipal services within the Cat Hollow development are to be assumed for public use and for maintenance purposes; and

WHEREAS a Certificate of Completion has been issued; and

NOW THEREFORE the Council of the Corporation of the Township of Cramahe hereby enacts as follows:

1. **THAT** all works and services within the Cat Hollow development (R-Plan 39R14632) are hereby assumed by the Corporation of the Township of Cramahe namely the street known as:

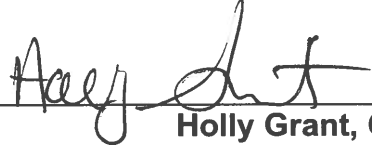
- Cat Hollow Road

all apart of Registered Plan 39R14632 and with the limits as indicated on attached Schedule "A" and described in the Servicing Agreement between the Corporation of the Township of Cramahe and Fidelity Homes Inc. dated October 10, 2024; and

3. **THAT** the Mayor and Clerk be authorized to execute all documentation in connection with the assumptions herein upon this by-law coming into force.
4. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Cramahe, and further that this by-law shall become effective upon receipt of the Final Certificate of Certificate of Completion outlined in Section 37 of the Servicing Agreement.
5. **THAT** this By-law shall be registered on title in the Registry Office of the Land Registry Division of the County of Northumberland (No. 39).

Read a first, second and third time and finally passed this 23th day of June, 2026.

Mandy Martin, Mayor



Holly Grant, Clerk

