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Date: February 28, 2019

To: Mayor and Council

Author: G.A. Plancke, Director of Municipal Services

RE: Sun Valley Estates Phase 3 (Regent St. Extension)
Initial Acceptance

Report No.: MS 2019 - 04

AIM

To advise and recommend to Council that the Sun Valley Estates Phase 3 Subdivision be initially accepted onto "Maintenance".

BACKGROUND

In a formal written request to Municipal Services, the Developer's consultant dated February 27, 2019 (R.C. Spencer Associates) has requested the Phase 3 of the Sun Valley Estates Subdivision to be placed onto "Maintenance".

As per the Town's current Development Standards Manual, The Developer is to formally request initial acceptance from the Director of Municipal Services in order for the Town to accept the development onto a minimum one (1) year maintenance period, once all services have been satisfactorily installed, and the road construction has been completed to the base asphalt stage.

The official commencement date of the maintenance period is the date when the Clerk's office provides written confirmation to the Developer of the initial acceptance of the services by Council resolution.

DISCUSSION

All services have been satisfactorily installed, and all outstanding significant deficiencies for this development have been addressed at this time, with all of the outstanding minor deficiencies such as subdivision signage, to be addressed over the next few weeks.

The request of the developer's consultant to initially accept this phase is supportable at this time.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

None

CONSULTATIONS

Nevan Construction
R.C. Spencer Associates
Municipal Services

RECOMMENDATION

That Council initially accept Sun Valley Estates Phase 3 onto “Maintenance” for a period of no less than one year, and that the Clerk provide written confirmation to the Developer of the date of initial acceptance of the development by Council resolution.

G.A. Plancke
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Director of Municipal Services

Peggy Van Mierlo-West
Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer