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**Date:** May 25, 2020  
**To:** Mayor and Council  
**Author:** G.A. Plancke / Director of Municipal Services  
**RE:** Queens Valley Estates Phase 1A / 1B (Porrone) Initial Acceptance  
**Report No.:** MS 2020-14

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## **AIM**

To advise and recommend to Council that the Queens Valley Estates Phase 1A / 1B Subdivision be initially accepted onto "Maintenance".

## **BACKGROUND**

In a formal written request to Municipal Services, the Developer's consultant dated May 25, 2020 (R.C. Spencer Associates) has requested Phase 1A / 1B of the Queens 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 services by Council resolution.

## **DISCUSSION**

All infrastructure 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, to be addressed before the end of July, 2020. 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**

R.C. Spencer & Associates  
Sherway Construction  
2691054 Ontario Inc.  
Municipal Services

## **RECOMMENDATION**

That Council initially accept Queens Valley Estates Phase 1A / 1B 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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G.A. Plancke Civil Eng. Tech (Env)  
Director of Municipal Services