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Date: June 23, 2020
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Royal Oak at the Creek Phase 7 Final Acceptance
Report No.: MS 2020-29

AIM

To recommend "Final Acceptance" of the Royal Oak at the Creek Phase 7 (Mulberry Crescent) subdivision.

BACKGROUND

In a formal written request dated June 23rd, 2020 to Municipal Services, the Developer's Engineer (Robert Filipov P. Eng. / Amico Engineering Inc.) has requested that the subdivision development be granted Final Acceptance and that all securities be returned to the Developer, Amico Properties Inc.

As per the Town's current Development Standards Manual, The Developer/Consultant is to formally request "Final Acceptance" from the Director of Municipal Services in order for the Town to accept the subdivision as complete.

Provided the Director endorses the request, a Resolution of Council officially accepting the subdivision is to be passed in order to transfer responsibility of the roadway and infrastructure to the Municipality.

Once the Resolution has been passed, the Developer is no longer obligated to maintain or repair the infrastructure in the subdivision.

DISCUSSION

Phase 7 / Mulberry Crescent was initially accepted by Council in 2014. This twenty seven (27) single-family lot subdivision is nearly full with only one unbuilt lot remaining.

All infrastructure has been satisfactorily constructed and installed, and all outstanding infrastructure deficiencies for this subdivision including surface asphalt as well as any Development Agreement requirements for this development have been satisfied.

The request of the Developer's Engineer is supportable at this time.

Any further maintenance or repair of the roadway and infrastructure would fall to the municipality in perpetuity beyond the date of endorsement of Final Acceptance.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

None at this time.

CONSULTATIONS

Robert Filipov P. Eng. / Amico Engineering Inc.
Amico Properties Inc.
Municipal Services
Development & Planning Services

RECOMMENDATION

That Council grant "Final Acceptance" for the Royal Oak at the Creek Phase 7 subdivision, and that all securities held in support of this Development be released to the Developer,

and further that the Clerk provide formal confirmation of the Final Acceptance designation to the Developer, Amico Properties Inc.

G.A. Plancke

G.A. Plancke Civil Eng. Tech (Env)
Director of Municipal Services