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Date: October 15, 2020
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Royal Oak at the Creek Phase 5 / 8B Final Acceptance
Report No.: MS 2020-41

AIM

To recommend "Final Acceptance" of the Royal Oak at the Creek (ROATC) subdivision Phases 5 & 8B (parts of Lukas, Robin Court, Wisteria Lane and all of Fracas Court).

BACKGROUND

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

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 5 was initially accepted by Council resolution # 641-2016 November 14, 2016. Phase 8B was initially accepted by Council resolution # 709-2017 November 14 2017. In total these phases represent 21 semi-detached, and 25 single family residences. Both phases are greater than 90% built out with no remaining lots available.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

Infrastructure assets to be added to the municipalities Tangible Capital Assets (TCA) inventory.

CONSULTATIONS

Dillon Consulting Inc.
Blackrock Consulting
Amico Engineering
Amico Properties
Municipal Services
Planning Services
Senior Management Team (SMT)

RECOMMENDATION

That Council grant “Final Acceptance” of the roadway and infrastructure for the Royal Oak at the Creek Phase 5 & 8B subdivision,

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

G.A. Plancke

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