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Date: October 15, 2020
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Woodridge Estates Phase 1 Subdivision Initial Acceptance
Report No.: MS 2020-15

AIM

To advise and recommend to Council that the Woodridge Estates Phase 1 Subdivision be initially accepted onto "Maintenance".

BACKGROUND

In a formal written request to Municipal Services, the Developer's consultant dated Oct 21, 2020 (Dillon Consulting) has requested the Woodridge Estates Phase 1 Subdivision 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, with one outstanding significant deficiency (Storm water pump station commissioning) to be addressed over the next few weeks. All of the outstanding minor deficiencies are scheduled to be addressed before the end of October 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 at this time.

CONSULTATIONS

Dillon Consulting Ltd
Sherway Construction
Cottam Solar Limited
Municipal Services
Planning Services
Senior Management Team (SMT)

RECOMMENDATION

That Council initially accept the Woodridge Estates Phase 1 Subdivision 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

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