



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: October 20, 2020
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Timbercreek Estates Phase 1 Subdivision Final Acceptance
Report No.: MS 2020- 43

AIM

To recommend "Final Acceptance" of the Timbercreek Phase 1 subdivision (Emily Ave, Houston Ave, and part of Grandview Ave.)

BACKGROUND

In a formal written request to Municipal Services, the Developer's Engineer (Matt Baird P. Eng. / Baird AE.) has provided a General Conformance letter requesting that the municipality assume all underground infrastructure.

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

The Timbercreek Phase 1 Subdivision was Initially Accepted by Council Resolution # 190-2014 March 10, 2014. This plan of subdivision includes forty seven (47) single-family residential lots, and one (1) commercial block. The Development is approximately 65% built out with very few available lots remaining for sale at this time.

All infrastructure has been satisfactorily constructed and installed, and all outstanding infrastructure deficiencies for this subdivision including ⁽¹⁾surface asphalt and sidewalks as

well as any Development Agreement requirements for this Development have been fully satisfied.

(1)Surface asphalt will remain on an additional one (1) year maintenance schedule.

The request of the Developer's Engineer is consistent with a Final Acceptance request and supportable at this time.

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

Matt Baird P Eng. / Baird AE
Timbercreek Estates / Gord Meuser
Municipal Services
Planning Services
Senior Management Team (SMT)

RECOMMENDATION

That Council grant "Final Acceptance" of the roadway and infrastructure for the Timbercreek Estates Phase 1 subdivision and further that;

The Clerk provide formal notification to the Developer of the Council decision to grant Final Acceptance of the Timbercreek Phase 1 subdivision.

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