



2021 Division Road North
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Date: September 29, 2021
To: Mayor and Council
Author: G.A. Plancke / Director of Infrastructure & Engineering
RE: Timbercreek Estates Phase 2 – Initial Acceptance
Report No.: MS 2021-43

RECOMMENDED ACTION

That Council initially accept the Timbercreek Estates Phase 2 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.

BACKGROUND

In a formal written request to Infrastructure & Engineering, dated Sept 29, 2021, the Developer’s consultant (Matt Baird P. Eng. / Baird AE) has requested the Timbercreek Estates Phase 2 Subdivision be initially accepted and placed onto “Maintenance”.

As per the Town’s current Development Standards Manual, The Developer is to formally request initial acceptance from the Director of Infrastructure & Engineering in order for the Town to accept the development onto a minimum one (1) year maintenance period, once all underground 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 municipal infrastructure services have been satisfactorily installed, with only natural gas (Enbridge) and sidewalk installation outstanding at this time. Both of these items are in the process of being addressed and are scheduled to be complete before the end of November 2021.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

Link to Council 2021-2022 Priorities

- COVID-19 and the health and safety of the community
- Customer Service: Training, Technology, Staff, Review Standards/Level of service
- Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- Programming Increase: Youth and Seniors
- A development plan for Downtown Kingsville / Main Street
- Financial savings: Schools closings, Migration Hall
- Economic Development: strengthen tourism/hospitality
- COVID - economic recovery
- Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- Committees / Boards: Review and Report
- Policy Update: Procedural Bylaw
- Economic Development: diversify the economy, create local jobs, industrial, Cottam
- Infrastructure (non-Municipal): Union Water expansion & governance
- Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- No direct link to Council priorities

FINANCIAL CONSIDERATIONS

None at this time

CONSULTATIONS

Baird AE
Sterling Ridge Construction
1364674 Ontario Limited
Infrastructure & Engineering
Planning Services
Senior Management Team (SMT)

G.A. Plancke

G.A. Plancke Civil Eng. Tech. (Env)
Director of Infrastructure & Engineering