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Date: September 27, 2021
To: Mayor and Council
Author: G.A. Plancke / Director of Infrastructure & Engineering
RE: Marcovecchio Industrial Park Phase 1A – Initial Acceptance
Report No.: IED – 2021- 40

RECOMMENDED ACTION

1. That Council initially accept Marcovecchio Industrial Park Phase 1A 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 Municipal Services, the Developer’s consultant dated August 19, 2021 (R.C. Spencer Associates) has requested Phase 1A of the Marcovecchio Industrial Park Subdivision to be placed onto “Maintenance”.

“Maintenance” is the general term used to define the period once all infrastructure has been satisfactorily installed to the base asphalt stage, prior to 75% buildout, and all deficiencies and final asphalt placement completed. Developments are required to remain on “Maintenance” for a period of no less than one year, with the Developer remaining responsible for the Development.

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 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, and all outstanding significant deficiencies for this development have been addressed at this time. The request of the developer's consultant to initially accept this phase is supportable at this time.



FINANCIAL CONSIDERATIONS

None

CONSULTATIONS

R.C. Spencer Associates
Marcovecchio Holdings Inc.
Dimenna Excavating
Senior Management Group

G.A. Plancke

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

LINK TO STRATEGIC PLAN

Support growth of the business community.
Manage 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