



Date: October 29, 2021
To: Mayor and Council
Author: G.A. Plancke / Director of Infrastructure & Engineering
RE: Sun Valley Estates Phase 4 - Initial Acceptance
Report No.: IED 2021 - 46

RECOMMENDED ACTION

1. That Council initially accept Sun Valley Estates Phase 4 onto “Maintenance” for a period of no less than one year; and,
2. The Clerk be directed to 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 Oct 20th, 2021 (R.C. Spencer Associates) has requested Phase 4 of the Sun Valley Estates Phase 4 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 municipal infrastructure services have been satisfactorily installed. Enbridge Gas Inc. is committed to service the development in early November 2021, and a commitment to install sidewalks by mid-May 2022 prior to any occupancies by the Developer has been received.

The request of the developer's consultant to Initially Accept this phase is supportable at this time.



FINANCIAL CONSIDERATIONS

None at this time.

CONSULTATION

None.

A handwritten signature in black ink, consisting of a stylized 'G' and 'P' followed by a flourish.

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

Reviewed by:



John Norton

Chief Administrative Officer

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