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Date: October 29, 2021
To: Mayor and Council
Author: G.A. Plancke / Director of Infrastructure & Engineering
RE: Sun Valley Estates Phase 2 – Final Acceptance
Report No.: IED 2021 - 45

RECOMMENDED ACTION

That Council grant “Final Acceptance” and assume the roadway and infrastructure for the Sun Valley Estates Phase 2 subdivision and further that;

The Clerk provide formal notification to the Developer (Noah Homes) of the Council decision to grant Final Acceptance of the Sun Valley Estates Phase 2 subdivision.

BACKGROUND

In a formal written request to Infrastructure & Engineering, dated October 20th 2021, the Developer’s Engineer (R.C. Spencer & Associates) has provided a General Conformance letter requesting that the municipality grant Final Acceptance, and assume all underground and surface infrastructure.

As per the Town’s current Development Standards Manual, The Developer/Consultant is to formally request “Final Acceptance” from the Director of Infrastructure & Engineering in order for the Town to accept the subdivision as complete. Provided the Director endorses the request, a Resolution of Council officially granting final acceptance to the subdivision is 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 Sun Valley Estates Phase 2 subdivision was Initially Accepted by Council Resolution # 776-2017 December 11, 2017. This plan of subdivision includes nineteen (19) single-family residential lots. The Development is built out with only one (1) lot not built on at this time.

All infrastructure has been satisfactorily constructed and installed, and all outstanding infrastructure deficiencies for this subdivision including surface asphalt and sidewalks except for one small piece of sidewalk (confirmed to be addressed by Nov 30th, 2021) as well as any Development Agreement requirements for this Development have been fully satisfied.

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



FINANCIAL CONSIDERATIONS

Infrastructure assets are to be added to the municipalities Tangible Capital Assets (TCA) inventory.

CONSULTATIONS

R.C. Spencer Associates
Noah Homes
Infrastructure & Engineering
Manager of Planning & Development Services
Senior Management Team (SMT)

G.A. Plancke

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

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