



Date: October 11, 2022

To: Mayor and Council

Author: G.A. Plancke / Director of Infrastructure & Engineering

RE: Queens Valley Estates Phase 1A & 1B – End of Maintenance
Final Acceptance

Report No.: IED 2022 - 38

RECOMMENDED ACTION

1. That Council grant “Final Acceptance” and assume the roadway and infrastructure for the Queens Valley Estates Phase 1A & 1B subdivision; and,
2. Administration provide formal notification to the Developer of the Council resolution to grant Final Acceptance of the Queen Valley Estates Phase 1A & 1B subdivision.

BACKGROUND

In a formal written request to Infrastructure & Engineering, dated September 16th, 2020 the Developer’s Engineer (RC Spencer Associates) has provided a General Conformance to Design letter requesting that the municipality grant Final Acceptance, and assume all underground and surface infrastructure and release securities as applicable.

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 Queens Valley Estates Phase 1A & 1B subdivision Initially Accepted by Council Resolution # 379-2020 June 22, 2020. This plan of subdivision includes Thirty eight (38) single-family residential lots. The Development is 92% built out with only a few lots 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

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.

ENVIRONMENTAL CONSIDERATIONS

The Storm Water Management system has been designed in conformance with the Windsor/Essex Region Stormwater Management Standards Manual. This phase of development is fully serviced by sanitary sewers.

CONSULTATIONS

Cristina Porrone
RC Spencer Associates
Manager of Planning
Infrastructure & Engineering Internal Review
Senior Management Team (SMT)

PREPARED BY:



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