



Date: February 5, 2024
To: Mayor and Council
Author: Jerell Penales, Development Engineer
RE: Marcovecchio Industrial Subdivision Phase 1

RECOMMENDED ACTION

1. That Council **APPROVE** for final acceptance and assumption the roadway and infrastructure for the Marcovecchio Industrial Subdivision Phase 1.

BACKGROUND

In a formal written request to Community and Development Services, dated December 19th, 2023, 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 is to formally request final acceptance from the Director of Planning & Development in order for the Town to accept the subdivision as complete. Subsequently Council must agree to final acceptance of the subdivision in order to transfer responsibility of the roadway and infrastructure to the Municipality. Once approval is given, the Developer is no longer obligated to maintain or repair the infrastructure in the subdivision.

DISCUSSION

The Marcovecchio Industrial Subdivision Phase 1 was initially accepted on maintenance by Council Resolution # 626-2021 November 8, 2021. This phase of the subdivision includes sixteen (16) industrial lots. The development is 80% built out with only a few lots not built at this time.



All infrastructure has been satisfactorily constructed and installed, and all outstanding infrastructure deficiencies for Phase 1 of the subdivision including surface asphalt and sidewalks as well as any Development Agreement requirements for this Development have been fully satisfied.

FINANCIAL CONSIDERATIONS

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

ENVIRONMENTAL CONSIDERATIONS

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

CONSULTATIONS

Marcovecchio Construction
RC Spencer Associates
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Richard Wyma, Director of Planning and & Development

PREPARED BY:



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