



Date: August 12, 2024

To: Mayor and Council

Author: Jerell Penales, Development Engineer

RE: Woodridge Estates Subdivision Phase 2 – Final Acceptance

RECOMMENDED ACTION

That Council **APPROVE** the final acceptance and assumption of the roadway and infrastructure for the Woodridge Estates Subdivision Phase 2.

BACKGROUND

In a formal written request to Community and Development Services, dated June 24th, 2024, the Developer's Engineer (Dillon Consulting Ltd) 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 for the Town to accept the subdivision as complete. Subsequently Council must agree to final acceptance of the subdivision 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 Woodridge Estates Phase 2 subdivision was initially accepted on maintenance on September 26, 2022. This phase of the subdivision includes twenty-six (26) single-family residential lots in Cottam. The development is 80% built out with only a few lots still under construction.



All infrastructure has been satisfactorily constructed and installed, and all outstanding infrastructure deficiencies for Phase 2 of the subdivision including surface asphalt and any Development Agreement requirements for this phase 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

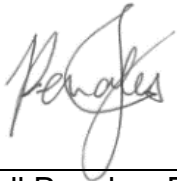
Cottam Solar Ltd.

Dillon Consulting Ltd.

Tim Del Greco, Senior Manager, Capital Works & Engineering

Richard Wyma, Director of Planning and & Development

PREPARED BY:



Jerrell Penales, P.Eng.
Development Engineer

REVIEWED BY:



Tim Del Greco, P. Eng.
Senior Manager, Capital Projects and Engineering



Richard Wyma
Director of Planning and Development



John Norton
CAO