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**Date:** October 24, 2017  
**To:** Mayor and Council  
**Author:** G.A. Plancke, Director of Municipal Services  
**RE:** Sun Valley Estates 2a (Regent St, Mucci, Branco Dr.)  
Initial Acceptance  
**Report No:** MS 2017- 03

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## **AIM**

To advise and recommend to Council that the Sun Valley Estates Phase 2a Subdivision be initially accepted onto "Maintenance".

## **BACKGROUND**

In a formal written request to Municipal Services, the Developer's consultant dated November 21, 2017 (R.C. Spencer Associates) has requested the Phase 2a of the Sun Valley Estates Subdivision to be placed onto "Maintenance".

As per the Town's current Development Standards Manual, The Developer is to formally request initial acceptance from the Director of Municipal Services 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 of the services by Council resolution.

## **DISCUSSION**

All services have been satisfactorily installed, and all outstanding significant deficiencies for this development have been addressed at this time, with all of the outstanding minor deficiencies such as subdivision signage, and natural gas servicing to be addressed over the next few weeks.

The request of the developer's consultant is supportable at this time.

## **LINK TO STRATEGIC PLAN**

To create opportunities for residential growth

## **FINANCIAL CONSIDERATIONS**

None

## **CONSULTATIONS**

Nevan Construction  
R.C. Spencer Associates  
Municipal Services

## **RECOMMENDATION**

Municipal Services recommends that council concur with the request of the Developer's Consultant to initially accept Sun Valley Estates Phase 2a onto "Maintenance" for a period of no less than one year, and that the Clerk provide written confirmation to the Developer of the date of initial acceptance of the development by Council resolution.

*G.A. Plancke*

G.A. Plancke Civil Eng Tech (Env)  
Director of Municipal Services

*Peggy Van Mierlo-West*

Peggy Van Mierlo-West, C.E.T.  
Chief Administrative Officer