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Date: October 24, 2017
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Royal Oak at the Creek Phase 8b (Robin Crt. / Lukas Dr.)
Initial Acceptance
Report No.: MS 2017- 41

AIM

To advise and recommend to Council that the Royal Oak at the Creek Phase 8b Subdivision be initially accepted onto "Maintenance".

BACKGROUND

In a formal written request to Municipal Services dated October 25, 2017, the Developer's consultant (Amico Engineering) has requested the Royal Oak at the Creek Phase 8b Subdivision be initially accepted and 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 infrastructure 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, 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 become a leader in sustainable infrastructure renewal and development.

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

None at this time

CONSULTATIONS

Amico Engineering
Amico Contracting
Amico Properties
Union Gas
Municipal Services

RECOMMENDATION

Municipal Services recommends that council concur with the request of the Developer's Consultant to initially accept the Royal Oak at the Creek Phase 8b Subdivision 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