



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
(519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

Date: January 19, 2018
To: Mayor and Council
Author: G.A. Plancke / Director of Municipal Services
RE: Sun Valley Estates / Mucci Branco Phase 1 Final Acceptance
Report No.: MS 2018 - 02

AIM

To recommend Final Acceptance of Sun Valley Estates / Mucci Branco Phase 1.

BACKGROUND

In a formal written request via email to Municipal Services, the Developer's consulting Engineer (R.C. Spencer Associates Inc.) has requested that the listed subdivision be granted "final acceptance" and assumption and release of all securities.

As per the Town's current Development Standards Manual, The Developer is to formally request final acceptance from the Director of Municipal Services in order for the Town to accept the Development as complete. Provided the Director endorses the acceptance and assumption, a By-law officially accepting the Development is to be prepared in order to transfer ownership of the roadway and services to the Municipality. Upon final reading of the By-law the Developer is no longer obligated to maintain or repair the services, and all securities held specific to this phase of development can be released.

DISCUSSION

All services have been satisfactorily installed, and all outstanding infrastructure deficiencies for this phase of development have been satisfied at this time. Sun Valley Estates / Mucci Branco Phase 1 has been on "Maintenance" well beyond the prescribed minimum one year period. Phase 1 is completely built out with no vacant lots available.

The request of the Developer's Engineer is supportable at this time.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

As per the executed Development Agreement for this development:

Section 9.3 – The Town agrees to plant a minimum of 26 trees on Block 25 within six months of the time of dedication of Block 25 in compliance with the Development manual
Total estimated cost to the Town in 2018 - **\$6500**

Section 9.4 - The Town further agrees to place a minimum of 6 park benches within Block 25 with a style and model to the Town`s satisfaction and a location to the Town`s satisfaction at the time of dedication of the parkland to the Town.
Total estimated cost to the Town in 2018 - **\$6600.**

Section 9.5 – The Town further agrees to erect portable soccer nets on Block 25 within 6 months from the time of dedication of the parkland.
Total estimated cost to the Town in 2018 - **\$2000.**

Section 24.3 – The Town agrees to pay half the cost and the Owner agrees to pay half the cost to construct a fence on the western edge of Block 75 (26).
Total cost to the Town - **\$2000**

These cost can be absorbed by the 2018 operational budget.

CONSULTATIONS

R.C. Spencer Associates Inc.
Noah Homes/ Nevan Construction
Development Services

RECOMMENDATION

Municipal Services recommends that council concur with the request of the Developer's consulting engineer and the Director of Municipal Services for the Town to grant "Final Acceptance" of the services for the Sun Valley Estates / Mucci Branco Phase 1, and for the Clerk to draft the appropriate By-Law in order to assume ownership of the roadway and services by the Municipality.

G.A. Plancke

G.A. Plancke

Director of Municipal Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.

Chief Administrative Officer