

Township of Southgate

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Staff Report CAO2022-046

Title of Report: Flato Dundalk Meadows Inc. West Subdivision Final
Acceptance Report

Department: Administration

Council Date: September 7, 2022

Council Recommendation:

Be it resolved that Council receive staff report CAO2022-046 as information; and

That Council approve the Flato Dundalk Meadows Inc. West Subdivision Final Acceptance of the infrastructure services, roads and stormwater management facilities for this development.

That Council consider approval of the Flato Dundalk Meadows Inc. West Subdivision Final Acceptance by municipal By-law 2022-116 at the September 7, 2022 Council meeting.

Background:

A Subdivision Agreement (SDA) is required by the Township of Southgate for all residential development projects where the lands being developed with roads and normal municipal services (lighting, sidewalks, stormwater, wastewater and water) and public servicing (cable TV, electricity, internet, natural gas, telephone, etc.) infrastructure. Subdivision development agreements establish the required infrastructure for the project, inspection of the assets installed, initial maintenance of assets, preliminary acceptance, warranty period, final acceptance and ownership transfer of the assets to the municipality.

Staff Comments:

The Crozier Engineers are requesting the Flato Meadows Inc. West Phase 1 development Final Acceptance of this phase of the subdivision by letter included in this report as Attachment #1. The Crozier letter spells out the details of the Final Acceptance, warranty period to begin August 12, 2022 and the CCTV camera inspection repairs will be completed.

Triton Engineering staff has inspected and reviewed the Flato West Phase 1 subdivision public infrastructure installed and the subdivision agreement final acceptance requirements. Triton in their letter report dated August 17, 2022 have confirmed site inspections have been completed, identified services to be repaired, approved and triggered the start of the August 12, 2022 warranty period, received the developers consultant's certification that services have been constructed and

installed in accordance with approved plans, and survey monuments are identified or replaced. The Triton letter is included in this report as the Attachment #2 document.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report as all the engineering costs to review the servicing for final acceptance of the Flato West Phase 1 project will be charged to the developer.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and comfortable life, even as our population grows and changes.

Concluding Comments:

1. That Council receive this staff report as information.
2. Triton staff has reviewed the Flato West Phase 1 subdivision public infrastructure installed, the subdivision agreement final acceptance requirements and has confirmed by letter their approval in the Attachment #2 document.

Respectfully Submitted,

CAO approval: Original Signed By

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PW approval: Original Signed By

Jim Ellis – Public Works Mgr.
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Planning approval: Original Signed By

Clint Stredwick – Municipal Planner
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Attachments:

- Attachment 1 – Crozier request letter for Flato West Residential Development Final Acceptance Approval dated August 16, 2022
- Attachment 2 – Triton Report letter on the Flato West Residential Development Final Acceptance Approval dated August 17, 2022