

Township of Southgate

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Staff Report CAO2022-046

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

*(Note: Republished and Amended Report from
September 7th, 2022 Council Meeting)*

Department: Administration

Council Date: September 21, 2022

Council Recommendation:

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

That Council receive the verbal report and information received from Ray Kirtz of Triton Engineering to support this resolution approval; 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, with the start of the warranty period on August 12, 2022; and

That Council approve the Flato Dundalk Meadows Inc. West Subdivision Final Acceptance of the infrastructure subject to retaining the present \$50,000.00 in securities until such time as Triton certifies the list of items in the Crozier letter date are corrected to our Engineer's satisfaction at which time the securities will be released as an administrative action; and

That Council consider approval of the Flato Dundalk Meadows Inc. West Subdivision Final Acceptance by municipal By-law 2022-116 at the September 21, 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.

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.

Additional Comments:

The Crozier letter spells out the deficiencies acknowledged in the Triton report. These items are minor in nature and a very small quantity of issues in relation to the size and scope of a subdivision infrastructure installed. Consideration needs to be given that some of this work needs to be postponed (3 items) to the fall season as replacing trees and trying reseed grass in the summer is futile when there is seasonally a lack of moisture and increased heat conditions. The other items are the repainting of a hydrant, the placement of pedestrian barricades at a bridge, 3 storm sewer repairs and 2 sanitary sewer repairs with the sewer issues found through CCTV (camera inspection) or evidence of ponding found during final inspections. Retaining securities until these items have been corrected will provide full assurance that the work will be completed, plus the remaining warranty period provides assurance for these and other issues that may present themselves.

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