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ORANGEVILLE • FERGUS • HARRISTON

December 1, 2022

Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0

Attention: Dave Milliner
Chief Administrative Officer

RE: Township of Southgate
Flato Subdivision
Dundalk Meadows East - Phase 2A & 3
Preliminary Acceptance
Stage III and IV Municipal Services
Our File: A4169A

Dear Mr. Milliner:

Further to a request from Crozier & Associates (Crozier) dated December 1, 2022 (attached) regarding Preliminary Acceptance of Stage III and IV municipal services (i.e., electrical distribution, surface asphalt, surface works, street lighting) for Phases 2A and 3 of the Flato (Dundalk Meadows East) Subdivision, we wish to advise as follows:

- Site inspections have been completed by Triton Engineering Services Limited, Crozier and municipal staff. These inspections have confirmed that Stage III and IV municipal works have been substantially completed. Deficiencies have been noted during the inspection; however, these do not impact the substantial completion status. A complete deficiency list will be composed and forwarded to the Developer's contractor. These deficiencies are to be addressed in a timely fashion. Securities currently in place shall be retained to ensure these deficiencies are completed satisfactorily.
- The Developer's consultant, Crozier has provided written certification that these services have been constructed and installed in accordance with the approved plans and specifications in their letter dated December 1, 2022 (attached).
- The final grading, fencing and landscaping of the Stormwater Management Pond associated with this phase of the Development will be tied to the Preliminary Acceptance of Stages III and IV of Phase 7 of the Flato East Subdivision.

Based on the preceding, we recommend that Preliminary Acceptance be granted for Stage III and IV municipal services for Phase 2A and 3 of the Flato (Dundalk Meadows East) Subdivision with the guarantee and maintenance period commencing as of December 1, 2022.



We trust that this information is satisfactory and should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Triton Engineering Services Limited



Dustin C. Lyttle, P. Eng.

Encl.

cc: Jim Ellis, Township of Southgate

DECEMBER 1, 2022

PROJECT NO: 1060-4066/1060-4150

SENT VIA: EMAIL

Township of Southgate
185667 Grey County Rd. 9 RR 1
Dundalk, Ontario N0C 1B0

Attention: Mr. David Milliner, CAO

**RE: DUNDALK MEADOWS EAST (PHASE 2A & 3)
CONFORMANCE LETTER FOR SUBSTANTIAL COMPLETION – STAGE III AND STAGE IV
TOWNSHIP OF SOUTHGATE**

Dear Dave,

By copy of this letter, C.F. Crozier & Associates Inc. certifies that all works completed to date have been constructed in general conformance with all applicable municipal and provincial standards and as indicated on the approved for construction drawings.

The following is a summary of the works completed to date as it pertains to the Subdivision Agreement:

Stage III services involve the completion of the utility services which shall be completed prior to occupancy of any homes including:

- a) electrical distribution system to each residential lot;
- b) street lighting energized,
- c) natural gas to each residential lot;
- d) communication services to each residential lot;
- e) completion of parkland with grading, topsoil, approved vegetation including sod and/or seed (N/A); and
- f) Installation of fencing required by the Township around storm management facilities or other identified hazards (N/A).

Stage IV services include

- a) surface course of asphalt;
- b) sidewalks/walkways;
- c) boulevards;
- d) completion of parkland fencing, and any other fencing required by the Township (still to be completed); and
- e) all other services required by this Agreement.

Please consider this letter as a formal request that the Township of Southgate grant Preliminary Acceptance of Stage III and Stage IV services. A site walk was completed on November 15, 2022 with C.F. Crozier and Associates, Township of Southgate, and Triton Engineering representatives to review the items outlined in this letter. The following deficiencies were identified during the site walk and will be repaired as soon as possible:

- Two cracked sidewalk panels at 108 Seeley Avenue.
- Cracked sidewalk panel in ramp in south-west corner of Werry Avenue & Hagan Street East intersection.
- Cracked sidewalk panels along frontage of the watercourse block on Werry Avenue.
- Cracked Canada Post concrete pad on Russell Street.
- Photocell malfunction for luminaire at 171 Seeley Avenue.
- Photocell malfunction for luminaire at 197 Werry Avenue.
- Trail entrance sidewalks (complete with tactile plates) on Werry Avenue and Seeley Avenue to be installed.
- Installation of four (4) illuminated bollards within Block 247 & Block 372 between Seeley Avenue and VanDusen Avenue.

On behalf of the Owner, Flato Dundalk Meadows Inc, our firm respectfully requests that the Township sign off on the commencement of the one-year guarantee period as described in Article 5.12 of the Subdivision Agreement.

If there is any additional documentation or clarification required, please do not hesitate to contact our office.

Thank you for your prompt attention to this request.

Yours truly,

C.F. CROZIER & ASSOCIATES INC.



Brian Homenuk, C.E.T., rcji
Contract Administrator

e.c. Shakir Rehmatullah, Flato Developments Inc.
Paul Arruda, Flato Developments Inc.
Robert Rawlings, Flato Developments Inc.
Ray Kirtz, Triton Engineering
Dustin Lyttle, Triton Engineering

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