

Municipality of Lakeshore – Report to Council

Operations

Engineering & Infrastructure



To: Mayor & Members of Council

From: Krystal Kalbol, P. Eng., Corporate Leader – Operations

Date: April 18, 2022

Subject: Assumption of Developed Roadways - Lakeshore New Centre Estates Phase 2d, Woodslee Estates Phases 2 & 3, and Lakeside Estates Phase 1

Recommendation

Direct the Clerk to read By-law 31-2022 during the Consideration of By-laws, for the assumption of developed roadways and municipal services for Lakeshore New Centre Estates Phase 2d, Woodslee Estates Phases 2 & 3, and Lakeside Estates Phase 1 , as presented at the April 26, 2022 Council meeting.

Background

Upon completion of developments, which include the assumption of new Municipal roadways and services, Council is required to pass a by-law to formally assume ownership and responsibility of any new established rights of ways and infrastructure.

Based on the current subdivision agreement language, the following is identified:

Section 7 – ASSUMPTION OF PLAN OF SUBDIVISION

7.2 Within 30 days following the expiration of the maintenance period contemplated by section 6.1 of this agreement, Lakeshore's Department of Engineering and Infrastructure Services shall prepare a written report stating whether the Works were completed in a satisfactory fashion and remain in good working order. In addition, Lakeshore's Finance Department shall prepare a written report stating whether all financial requirements have been met. If the aforementioned reports state that the requirements of this Agreement have been satisfactorily met, Lakeshore's Director of Engineering and Infrastructure Services (now Corporate Leader, Operations) shall recommend that Lakeshore Council pass a by-law assuming the Works.

In the event that the by-law is passed, Administration will implement the close-out of the development agreement including the reduction of final maintenance securities and assume responsibility of the rights of way and municipal services.

Comments

By-law 31-2022 has been prepared for the assumption of the following developed roadways and Municipal services:

- Lakeshore New Centre Estates Phase 2D (Arkona Court)
- Woodslee Estates Phase 2 & 3 (Mullins Drive)
- Lakeside Estates Phase 1 (Rafih Crescent and Water Avenue)

The services and roadway are completed for the above noted developments and the subdivision agreement conditions have been fulfilled.

Financial Impacts

All the required maintenance securities will be released for the above noted developments upon passing of the by-law, as per the below amounts.

The total estimated construction value of the assumed assets are provided below.

These assets will be added to the Municipality's Tangible Capital asset listing and to the Asset Management Plan to plan for future replacement cost.

Development	Construction Costs (including HST)	Original Security Amount	Remaining Securities (to be released)
Woodslee Estates Phase 2, Mullins Drive	\$209,000.00	\$104,500.00	\$11,010.00
Woodslee Estates Phase 3, Mullins Drive	\$346,610.56	\$173,305.28	\$7,614.79
Lakeside Estates Phase 1, Rafih Crescent	\$3,098,352.46	\$1,549,022.23	\$29,014.46
Lakeshore New Centre Estates Phase 2D, Arkona Court	\$284,091.04	\$142,045.52	\$6,094.37

Report Approval Details

Document Title:	Assumption of Developed Roadways and Municipal Services.docx
Attachments:	
Final Approval Date:	Apr 21, 2022

This report and all of its attachments were approved and signed as outlined below:

Prepared by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride