

Subdivision Internal Checks - Final Acceptance / Assumption

Development Name: Windfall Phase 3

Developer: Windfall GP Inc.

Date of Applicable Agreement(s): November 22nd, 2018

Development Engineering Reviewer: Dylan Stoneman

M Plan: 16M-64 & Block 48 of 16M-42

(Excl. Crosswinds Blvd & SWMP)

	Description	Comments
Final Acceptance		
✓	Sweeping of asphalt road/pathways and concrete curb/gutters, as applicable	May 2021 Redone Apr 11/22
✓	Sanitary and storm sewers/facilities flushed/cleaned, prior to CCTV	October 2020
✓	Sanitary and storm sewers/facilities inspected with CCTV	October 2020
✓	Engineering Consultant review of CCTV, with any deficiencies identified and remedial works recommended, to satisfaction of the Town	November 16 th , 2020
✓	CCTV reviewed by Town and satisfied	January 14 th , 2021
✓	Stormwater management facilities clean out, if warranted	N/A
✓	Any special testing required for LIDs, etc, to verify adequate performance	N/A
✓	Sanitary and storm sewers/facilities deficiencies rectified	None
✓	Town initial Inspection(s) for Final Acceptance / Assumption	August 2021
✓	Deficiency list compiled by the Engineering Consultant following the inspection with the Town, and sent to Town for acceptance	September 30 th , 2021
✓	Confirmation all deficiency list items have been completed, with reinspection(s) by Town where warranted	October 12 th , 2021 April 2022
✓	Certification from Consulting Engineer for all Works and Grading	October 6 th , 2020
✓	Maintenance Periods all expired 1. Public Works, excluding sidewalk & subdivision landscaping - Yes 2. Sidewalk and subdivision landscaping (incl street trees) – No. Securities being held back in accordance with section 3.10 of Agreement 3. SWMF expansion plantings (excluded from this Assumption)	1. Nov 1 st , 2021 2. Oct 6 th , 2022 – Security Holdback 3. N/A, will be 2-years from planting
✓	Ontario Land Surveyor Certification confirming site reviewed and property bars found or replaced	October 14 th , 2020
✓	Statutory declaration confirming all contractors and sub-contractors have been paid	September 21 st , 2021
✓	Confirmation from Finance Department if any funds owing with regards to street light account	None, lights in Developer account not Town
✓	Confirmation from Finance Department if any funds owing with regards to any other accounts (snow plowing, emergency repairs, etc.)	None. Finance confirmed Nov 2021 & Mar 2022
✓	Streetlights checked at night and in good working order	October 2021 April 2022
✓	Other conditions/requirements for Final Acceptance per Development Agreement:	None

✓	Special Provisions of the Agreement all satisfied, if applicable	Complete, except landscaping maintenance period
✓	For Record Drawings (saved on Corporate drive)	February 7 th , 2022
Assumption		
✓	Form 1 for water system received (C of A if older #: N/A)	January 22, 2018
✓	Environmental Compliance Approvals (ECA) for all applicable systems received: Sanitary sewers: 9419-AYRTQY Storm sewers: 9419-AYRTQY Other (Sewage pumping station, diesel generator, etc): N/A	May 30 th , 2018
✓	If any MECP approvals are in Developer's name, Town requires an Authorization Letter from developer permitting the Town to transfer the approval into the Town's name, once the development is assumed.	To Follow Assumption
✓	Operation & Maintenance Manual provided by Engineering Consultant for any stormwater management facilities, sewage pumping stations, etc, as applicable	N/A
✓	Copies of MECP compliance/reporting documents, if required by ECA, for storm/sanitary systems while in the care of the developer (commencement of operation to Assumption).	N/A
✓	Structural Report provided by Engineering Consultant for bridges spanning > 3 m etc, as applicable	N/A
✓	Streetlight ESA certificate provided	February 20 th , 2019
✓	All documents for ownership, operation and maintenance of infrastructure by Town once Assumed saved on Corporate drive (\\FS\Corporate\SCANNED IMAGES\ASSUMPTIONS)	March 2022
✓	AutoCAD of infrastructure entered in Town GIS and reviewed by Development Engineering for completeness (and ready for exporting for Operations to assign benchmark costing and Finance to then use for Financial Statements).	August 2021
✓	Confirmation easements in favour of the Town exist on title(s) Instrument number(s): GY98745 ____ Reference Plan #: 16R-10498 Instrument number(s): ____ Reference Plan #: ____	November 2014
✓	Road Guarantee calculation provided by the Consulting Engineer, if applicable per the Development Agreement	N/A
✓	Staff report prepared for circulation to internal departments, COW, Council	October 2021 March 2022
✓	By-law drafted for Council to enact for Assumption	March 2022
Immediately Following Assumption		
<input type="checkbox"/>	Transfer any ECAs to Town name	Application to MECP following assumption
✓	GIS to export subdivision infrastructure report from GIS and provide to Dev Eng	August 2021 (completed early)
✓	Review of infrastructure report of subdivision by Dev Eng	August 2021 (completed early)
✓	Dev Eng provide infrastructure report of subdivision to Operations for asset management/bench mark costing, such that it can be provided by Operations to Finance	October 21, 2021 (completed early)