

Subdivision Internal Checks - Final Acceptance / Assumption

Development Name: Lora Bay Phase 4

M Plan:16M-83

Developer: Lora Bay Corporation

Date of Applicable Agreement(s): March 10, 2021

Development Engineering Reviewer: Larissa Pinkney

	Description	Comments
Final Acceptance		
x	Sweeping of asphalt road/pathways and concrete curb/gutters, as applicable	October 25, 2024
x	Sanitary and storm sewers/facilities flushed/cleaned, prior to CCTV	September 9, 2024
x	Sanitary and storm sewers/facilities inspected with CCTV	September 9, 2024
x	Engineering Consultant review of CCTV, with any deficiencies identified and remedial works recommended to satisfaction of the Town	September 27, 2024
x	CCTV reviewed by Town and satisfied	September 28, 2024
<input type="checkbox"/>	Stormwater management facilities clean out, if warranted	N/A
<input type="checkbox"/>	Any special testing required for LIDs, etc, to verify adequate performance	N/A
<input type="checkbox"/>	Sanitary and storm sewers/facilities deficiencies rectified	N/A
x	Town Inspection for Final Acceptance	September 16, 2024
x	Deficiency list compiled by the Engineering Consultant following the inspection with the Town, and sent to Town for acceptance	September 16, 2024
x	Confirmation all deficiency list items have been complete, with reinspection by Town where warranted	October 25, 2024
x	Certification from Consulting Engineer for all Works and Grading	October 28, 2024
x	Maintenance Periods, all expired? 1. Road Maintenance Period	October 17, 2024
x	Ontario Land Surveyor Certification confirming site reviewed and property bars found or replaced	September 12, 2024
x	Statutory declaration confirming all contractors and sub-contractors have been paid	September 4, 2024
x	Confirmation from Finance Department if any funds owing with regards to street light account	October 31, 2024
x	Confirmation from Finance Department if any funds owing with regards to any other accounts (snow plowing, emergency repairs, etc.)	October 31, 2024
x	Streetlights checked at night and in good working order	November 1, 2024
x	All driveway and entrances installed to correct width	September 6, 2024
x	Other conditions/requirements for Assumption per Development Agreement:	October 31, 2024

	1. Lot Grading Certificates all received	
x	Special Provisions of the Agreement all satisfied, if applicable	October 31,2024
x	Record Drawings (saved on Corporate drive)	September 9, 2024
Assumption		
x	Form 1 for water system received	May 13, 2021
x	Environmental Compliance Approvals (ECA) for all applicable systems received: Sanitary & Storm Sewers: 9869-BSNQR4	September 4, 2020
x	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.	November 5, 2024
<input type="checkbox"/>	Operation & Maintenance Manual provided by Engineering Consultant for any stormwater management facilities, sewage pumping stations, etc, as applicable	N/A
<input type="checkbox"/>	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
<input type="checkbox"/>	Structural Report provided by Engineering Consultant for bridges spanning > 3 m etc, as applicable	N/A
x	Streetlight ESA certificate provided	October 31, 2024
x	All documents for ownership, operation and maintenance of infrastructure by Town once Assumed saved on Corporate drive (\\FS\Corporate\SCANNED IMAGES\ASSUMPTIONS)	October 31, 2024
x	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).	October 30, 2024
<input type="checkbox"/>	Confirmation easements in favor of the Town exist on title(s) Instrument number(s): Reference Plan #: Instrument number(s): Reference Plan #:	N/A
<input type="checkbox"/>	Road Guarantee calculation provided by the Consulting Engineer, if applicable per the Development Agreement: Yes applies, funds will be held from Security Reduction that follows Assumption	N/A
x	Staff report prepared for circulation to internal departments, COW, Council	October 31, 2024
x	By-law drafted for Council to enact for Assumption	October 29, 2024
Immediately Following Assumption		
<input type="checkbox"/>	Transfer any ECAs to Town name	
<input type="checkbox"/>	GIS to export subdivision infrastructure report from GIS and provide to Dev Eng	
<input type="checkbox"/>	Review of infrastructure report of subdivision by Dev Eng	
<input type="checkbox"/>	Dev Eng provide infrastructure report of subdivision to Operations for asset management/benchmark costing, such that it can be provided by Operations to Finance	