Appendix A – Staff Report SRPI.20.011

Section A.23 – As-Built Drawings

Condeland Engineering Limited consulting engineers to the owner, has submitted a complete set of as-built engineering drawings for the services to be assumed. These drawings have been certified by the engineer who supervised the construction and have been reviewed by EIS - Design section.

Section A.24 – Consulting Engineer's Certificate

Condeland Engineering Limited has provided a certificate stating that the services have been completed in general conformance with the approved drawings. Final inspection of the municipal services was carried out and completed as of September 1, 2020, with the City's inspection staff. Accordingly, services have been constructed to City's standards.

Section A.25 – Street Tree Planting and Parks

Parks services and planting related to this facility have been completed. Our Parks Section has concurred with the assumption of this plan proceeding.

Section A.26 – Letter from Ontario Land Surveyor

Donald E. Roberts Ltd. Ontario Land Surveyor has provided a letter certifying that all standard iron bars (SIB's) as shown on the registered plan have been reinstated as of May 14, 2019.

Section A.27 – Letter of Credit

Current Servicing Letter of Credits: $ 358,792.07
Letter of Credit retained upon Assumption (15% cost of works and completion of the as built drawings $179,396.03 + $ 10,000) = $ 189,396.03
This letter of credit will remain in place for the duration of the maintenance period which is 24 months from the date of the assumption bylaw.

Section A.28 – Statutory Declaration

Statutory Declarations have been received from the developer, Garden Homes Bond Inc., their consultant Condeland Engineering Limited and their contractor Dom-Median Construction Ltd. These declarations state that all accounts relating to the installation of services associated with plan 65M-4510 have been paid in full.

Section A.29 – House Construction

Houses have been constructed on 100% of the lots, satisfying the 80% minimum requirement allowing assumption to proceed.