

Attachment 3
James Sylvestre Developments Ltd. - Development Agreement
Elderberry Court
Assumption of Services
Town Approval Memo



Town of Tecumseh
Memo

To: Brian Hillman, Director Planning and Building Services
From: Phil Bartnik, Director of Public Works and Environmental Services
Date: October 8, 2019
Re: James Sylvestre Developments Ltd. Development Agreement (Elderberry Court)

Brian,

An inspection was conducted for the James Sylvestre Developments Ltd. residential development (Elderberry Court) on September 4, 2019. There were a number of deficiencies identified that needed to be addressed to the Town's satisfaction prior to the Town assuming the Municipal Services (storm sewer infrastructure, sanitary sewer infrastructure, water infrastructure and roads).

With the exception of a minor gravel path grading issue near the pond, all deficiencies identified during the September 4, 2019 inspection have now been addressed to the Town's satisfaction. The Developer is meeting with the Town Parks Department today to address the minor grading issue which is expected to be resolved this week. In addition, Stantec Consulting Ltd. provided the attached October 8, 2019 letter recommending that the municipal services for this development be assumed by the Town.

Accordingly, please accept this as the Town Engineer's recommendation that the Municipal Services (storm sewer infrastructure, sanitary sewer infrastructure, water infrastructure and roads) in the James Sylvestre Developments Ltd. residential development (Elderberry Court) be assumed as part of the Town's infrastructure as of October 22, 2019 provided that all other conditions of the Development Agreement have been satisfied.

Regards,

Phil Bartnik, P.Eng.
Director of Public Works and Environmental Services