



**Title:** Artisan Ridge - Phase 2 – Pre-servicing Agreement  
**Report Number:** PWCS2021-86  
**Meeting Date:** Tuesday, October 05, 2021  
**Report Prepared:** Tuesday, September 28, 2021

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### **RECOMMENDATION(S):**

1. THAT Council approve a Pre-Servicing Agreement with the Developer of the Artisan Ridge – Phase 2 subdivision for the necessary site servicing prior to the registration of the Subdivision Agreement; and,
2. THAT the Mayor and Clerk be authorized to execute the necessary agreement.

### **REPORT:**

The Artisan Ridge – Phase 2 Subdivision received Draft Plan Approval in November 19, 2019. City staff have been working with the Developer to address a number of conditions that must be satisfied prior to finalizing the Subdivision Agreement and the registration of the Plan. Preparing the subdivision agreement for this phase will take some time to complete but should be ready for the Council early next year.

In the meantime the Developer would like to work on the pre-servicing of the subdivision in order to get this work done in the fall and not miss the construction season. In order to allow the pre-servicing the City requires the developer to enter into a pre-servicing agreement.

The pre-servicing agreement sets out the following basic parameters:

- The Owner acknowledges that by proceeding with the works prior to Final Approval that they do so entirely at their sole and absolute risk;
- The Owner acknowledges that if works require modification after Final Approval that they are required to modify, alter, relocate and reconstruct, if necessary;
- That the allocations for water and sewer are not given until Final Approval;
- That the servicing works must be accepted by the City;
- That the Owner obtain all necessary approvals for installation of works;
- The Owner agrees that all pre-servicing works will not be connected to the Municipal system until after Final Approval
- That securities are required for all works; and
- That insurance requirement be met for doing all works;

The Owner is aware and have acknowledged the requirements and responsibilities of the pre-servicing agreement and have provided signed copies of the agreement.

The agreement is attached and the developer provided a deposit of \$681,852.64 with the City; a portion of this deposit will be used for the internal administrative cost to the City.

**BUDGETARY STATUS:**

N/A

**STRATEGIC PLAN:**

Responsible Community Growth and Infrastructure Planning

**CANADIAN CONTENT:**

N/A

**ATTACHMENTS:**

Appendix 1 – Pre-Servicing Agreement for the Artisan Ridge – Phase 2

**PREPARED BY: “original signed” Abu Rashed, Project Manager**

**SUBMITTED BY: “original signed” Geoff Holman, Director of Public Works and Community Services**

**APPROVED BY: “original signed” Manoj Dilwaria, Chief Administrative Officer**

## Report Approval Details

Document Title:	Artisan Ridge - Phase 2- Pre-Servicing Agreement - PWCS-86-21.docx
Attachments:	- Appendix 1 Subdivision Pre-Servicing Agreement - Artisan Ridge Phase 2.pdf
Final Approval Date:	Sep 29, 2021

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

**sdunsmore - Sep 29, 2021 - 10:17 AM**

**mmauro - Sep 29, 2021 - 10:49 AM**

**Geoff Holman - Sep 29, 2021 - 10:55 AM**

**Manoj Dilwaria - Sep 29, 2021 - 12:39 PM**