

PHELPS HOMES

Brookside Condominium Block 62

Construction Management Plan

September 19, 2014

Submitted pursuant to Planning &
Development Approvals of the
Township of West Lincoln

Construction Management Plan

This Construction Management Plan affects land known as the Brookside Phase 3B Condominium Block 62 and adjacent road networks, which are located on the west side of the Town of Smithville, Township of West Lincoln.

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1. Background

Phelps Homes is the owner / developer of the subject site and will be constructing a residential 46-unit vacant land condominium on the lands shown on Appendix A, Location Plan.

The planning approvals and development of the Brookside Community date back to the late 1990s and have been implemented over the past 10 years.

Processing approvals for the condominium application included two pre-consultation meetings with Township Staff and other relevant commenting agencies. The first pre-consultation meeting occurred on March 21, 2013 and the second on November 21, 2013. Further, Phelps Homes hosted an Open House at Township Hall on May 15, 2014 to outline the proposed development of Block 62 to the area residents and respond to questions. It was concluded from these consultations that a more comprehensive Construction Management Plan is required to monitor construction activity on this site. Accordingly, this document will serve as the guiding principle to manage and monitor the site servicing and house construction activity listed below.

Phelps Homes and its team of trades and suppliers wish to continue to be good neighbours and have a good working relationship within the existing community.