

# **The Corporation of the City of Kawartha Lakes**

## **AGENDA**

### **PLANNING ADVISORY COMMITTEE MEETING**

**PC2017-10**

**Wednesday, October 11, 2017**

**1:00 P.M.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

#### **MEMBERS:**

**Mayor Andy Letham**

**Councillor Brian Junkin**

**Councillor Rob Macklem**

**Councillor Gord Miller**

**Councillor Patrick O'Reilly**

**Councillor Heather Stauble**

**Councillor Andrew Veale**

**Mike Barkwell**

**Debbie Girard**

Accessible formats and communication supports are available upon request.

1.	<u>CALL TO ORDER AND ADOPTION OF AGENDA</u>	
2.	<u>DECLARATIONS OF PECUNIARY INTEREST</u>	
3.	<u>PUBLIC MEETING</u>	
4.	<u>BUSINESS ARISING FROM PUBLIC MEETING</u>	
5.	<u>DEPUTATIONS</u>	
6.	<u>CORRESPONDENCE</u>	
7.	<u>CITY OF KAWARTHA LAKES REPORTS</u>	
7.1	ENG2017-019  Christina Sisson, Supervisor of Development Engineering Assumption Report for Northern Colours Inc. Subdivision, Deane Street, Fenelon Falls, City of Kawartha Lakes	3 - 15
7.2	ENG2017-020  Christina Sisson, Supervisor of Development Engineering Assumption Report for Rolling Hills – Szakacsi Subdivision, Peller Court, Geographic Township of Verulam, City of Kawartha Lakes	16 - 29
7.3	ENG2017-021  Christina Sisson, Supervisor of Development Engineering Assumption Report for Riverview Estates Subdivision – Phase 1, City of Kawartha Lakes	30 - 36
8.	<u>ADJOURNMENT</u>	

# **The Corporation of the City of Kawartha Lakes**

## **Planning Committee Report**

**Report Number ENG2017-019**

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**Date:** October 11<sup>th</sup>, 2017

**Time:** 1:00 p.m.

**Place:** Council Chambers

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**Ward Community Identifier:** 6

**Subject:** Assumption Report for Northern Colours Inc. Subdivision,  
Deane Street, Fenelon Falls, City of Kawartha Lakes

**Author/Title:** Christina Sisson, Supervisor Development Engineering

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### **Recommendation(s):**

**RESOLVED THAT** Report ENG2017-019, “**Assumption Report for Northern Colours Inc. Subdivision, Deane Street, Fenelon Falls, City of Kawartha Lakes**”, be received;

**THAT** the Assumption of Deane Street, Fenelon Falls, City of Kawartha Lakes, be approved;

**THAT** an Assumption By-Law, substantially in the form attached as Appendix “A” to Report ENG2017-019 be approved and adopted by Council; and

**THAT** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

**Department Head:**

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**Legal / Other:**

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**Chief Administrative Officer:**

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## **Background:**

The City of Kawartha Lakes entered into a Subdivision Agreement with Northern Colours Inc. for the subdivision known as Deane Street in Fenelon Falls in March 2007. Further to a request from Mr. Paul Barber, President of Northern Colours Inc., the Engineering & Corporate Assets Department is recommending formal assumption of Deane Street.

The servicing and the final lift of asphalt for the development were completed and inspected to the satisfaction of the Engineering Division, and security releases have occurred.

The mandatory maintenance period has lapsed and in accordance with the registered Subdivision Agreement, all public services are eligible for assumption.

The Northern Colours Inc. Subdivision included the construction of Deane Street to full urban standards with all urban services.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the road shown as Deane Street, Plan 57M-774 (PIN: 63148-0166(LT) and PIN: 63148-0013(LT)) and 0.3 metre reserve, Plan 57M-774 (PIN: 63148-0011(LT)). A copy of Plan 57M-774 has been attached as Appendix 'B'.

## **Rationale:**

The services in this development have been constructed and installed according to the plans and specifications as outlined in the Subdivision Agreement. Staff carried out inspections of this subdivision. To date, all deficiencies have been corrected, and the road is now in a condition to be assumed. The Owner has requested assumption of the Public Services and that a land transfer be accepted for an additional block of land required for external drainage. The Engineer has certified the Public Services and grading.

## **Other Alternatives Considered:**

Council could decide not to proceed with assumption of Deane Street in Fenelon Falls; however, this would not be consistent with our commitment through the Subdivision Agreements previously supported and is therefore, not recommended or supported by staff.



## **Financial Considerations:**

A reduction in security will be processed following the passing of an Assumption By-Law. A statutory declaration dated has been received confirming that all items in relation to the construction and services provided for in the Subdivision have been paid for in full. A copy of the statutory declaration is attached as Appendix 'C'.

Upon assumption of the Subdivision, the City will be responsible for the general maintenance of the streets and services (in addition to services already provided), and associated funds will need to be allocated in future budgets.

The request for a transfer of land facilitating the external drainage is being proposed at the cost of the Owner and no cost to the City. In addition, the Owner has committed to preparing any necessary documents at no cost to the City. The request letter is attached as Appendix 'D'.

## **Relationship of Recommendation(s) To Strategy Map:**

The City's Strategy Map outlines Council's Vision of a Community Pursuing Prosperity, Quality of Life and a Healthy Environment. This application aligns with the prosperity priorities in that new residents will be attracted to the City with the development of housing options that have connectivity to retail services and parks and open space.

## **Review of Accessibility Implications of Any Development or Policy:**

The Subdivision has been completed to the City's standards at the time of execution of the Agreement.

## **Servicing Comments:**

The Subdivision has been serviced in accordance with the approved design. This Subdivision consists of approximately 210 metres of 200 mm diameter PVC sanitary sewer, 210 metres of 900 mm diameter concrete storm sewer, 40 metres of 825 mm diameter concrete storm sewer, 9 metres of 300 mm diameter PVC storm sewer, 226 metres of 150 mm diameter PVC watermain, and 225 metres of asphalt road.

## **Consultations:**

Building Division

Finance Division  
Public Works Department

### **Attachments:**

Appendix 'A' - Draft Assumption By-Law



Appendix A Draft  
By-Law to Assume De

Appendix 'B' - Plan 57M-774 – Plan of Subdivision, Northern Colours Inc., Deane Street



M-Plan.pdf

Appendix 'C' – Request for Assumption and Statutory Declaration



Appendix C Request  
for Assumption and St

Appendix 'D' – Request for Land Transfer



Appendix D Request  
for Land Transfer.pdf

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**Phone: (705)324-9411 Extension. 1152, 1-888-822-2225 Extension 1152**

**E-Mail: [csisson@city.kawarthalakes.on.ca](mailto:csisson@city.kawarthalakes.on.ca)**

**Department Head: Juan Rojas, Director of Engineering & Corporate Assets**

**Department File:D05**

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2017 - \_\_\_\_

A BY-LAW TO ASSUME DEANE STREET, PLAN 57M-774 (PIN: 63148-0166(LT) AND 63148-0013(LT)), AND 0.3 METRE RESERVE, PLAN 57M-774 (PIN: 63148-0011(LT)), GEOGRAPHIC VILLAGE OF FENELON FALLS, THE CORPORATION OF THE CITY OF KAWARTHA LAKES.

**Recitals**

1. Subsection 31(4) of the *Municipal Act, 2001* authorizes Council to assume unopened road allowances or road allowances shown on registered plans of subdivision for public use, by by-law.
2. Council now deems it desirable to assume Deane Street and corresponding 0.3 metre reserve, Plan 57M-774, Geographic Village of Fenelon Falls, the Corporation of the City of Kawartha Lakes as public highways in the City of Kawartha Lakes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-\_\_\_\_.

Section 1.00: Definitions and Interpretation

1.01 **Definitions:** In this by-law,

“**City**”, “**City of Kawartha Lakes**” or “**Kawartha Lakes**” means The Corporation of the City of Kawartha Lakes.

“**City Clerk**” means the person appointed by Council to carry out the duties of the clerk described in section 228 of the *Municipal Act, 2001*;

“**Council**” or “**City Council**” means the municipal council for the City.

1.02 **Interpretation Rules:**

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
- (b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

- 1.03 **Statutes**: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, which are applicable within the Province of Ontario.
- 1.04 **Severability**: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Assumption of Services
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- 2.01 **Assumption**: The following highway is assumed by the City:
- a) The road known as Deane Street and the 0.3 metre reserve, Plan 57M-774, Geographic Village of Fenelon Falls, City of Kawartha Lakes.

Section 3.00: Effective Date
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- 3.01 **Effective Date**: This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Andy Letham, Mayor

\_\_\_\_\_  
Ron Taylor, Acting City Clerk

September 19, 2017

Northern Colours Inc.  
c/o Infinity Fine Homes Inc.  
8 Walsh Road,  
Lindsay, Ontario  
K9V 4R3

KAWARTHA LAKES

SEP 19 2017

City of Kawartha Lakes  
Engineering & Corporate Assets  
Development Engineering  
PO Box 9000,  
12 Peel Street, Lindsay  
K9V 5R8

ENGINEERING

**Attention: Christina Sisson, P.Eng.  
Supervisor, Development Engineering**

Dear Christina,

**Subject: Request for Assumption & Release of Security  
Plan of Subdivision (Northern Colours Inc.)  
Deane Street, Fenelon Falls, 16T-88006**

Please accept this letter as our formal request for the City of Kawartha Lakes to officially assume the Public Services constructed under the Plan of Subdivision Agreement described above.

We would like to formally request that our financial securities be refunded as we have satisfied all the conditions of our Subdivision Agreement. Specifically, we have satisfied all conditions outlined in Section 1 (f) of the Subdivision Agreement.

Yours truly,

Northern Colours Inc.



Paul Barber, P.Eng.  
President

September 19, 2017

Northern Colours Inc.  
c/o Infinity Fine Homes Inc.  
8 Walsh Road,  
Lindsay, Ontario  
K9V 4R3

City of Kawartha Lakes  
Engineering & Corporate Assets  
Development Engineering  
PO Box 9000,  
12 Peel Street, Lindsay  
K9V 5R8

**Attention: Christina Sisson, P.Eng.  
Supervisor, Development Engineering**

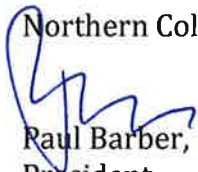
Dear Christina,

**Subject: Statutory Declaration for Public Services  
Plan of Subdivision (Northern Colours Inc.)  
Deane Street, Fenelon Falls, 16T-88006**

Please find a copy of my previously submitted Statutory Declaration dated September 26, 2016 relating to the payment of all accounts in connection with construction of Public Services for the subdivision named above.

Yours truly,

Northern Colours Inc.

A handwritten signature in blue ink, appearing to read 'Paul Barber', is written over the printed name.

Paul Barber, P.Eng.  
President

**STATUTORY DECLARATION**

CANADA )  
PROVINCE OF ONTARIO ) IN THE MATTER OF  
 ) a Site Plan Agreement dated March 28, 2007  
 ) ("the Agreement") between  
 ) \_\_\_\_\_  
 ) (the "Owner")  
 ) and the Corporation of the City of Kawartha  
 ) Lakes with respect to Beane Street  
 ) ("the Lands")  
 )

**TO WIT:**

I, Paul Barber of the Town of Fenelon Falls in the City of Kawartha Lakes

**SOLEMNLY DECLARE THAT**

1. I am Paul Barber of Fenelon Falls, Ontario and as such have knowledge of the matters hereinafter deposed to.
2. This Declaration is made in support of a request by the Owner for a reduction in the securities posted pursuant to the Agreement, specifically to the reduced amount of \$ 0 as detailed on Table 1 hereto.
3. All accounts for the works, services and/or materials identified as "100% Complete" on said Table 1 ("the Completed Works") have been fully paid and satisfied, and neither the Owner nor I myself have received notice from any party that it has not been paid in full for any services or materials it may claim to have supplied in relation to the installation of the Completed Works.
4. There are no judgments or executions filed against the Owner in relation to said Completed Works.
5. Nothing is currently owing by the Owner, or claimed against it, in relation to said Completed Works for employment insurance deductions or contributions, for Income tax deductions, or by way of contribution or assessment under the *Workplace Safety & Insurance Act*.
6. The Owner has not made any assignment for the benefit of creditors, nor has any receiving order been made against it under *The Bankruptcy & Insolvency Act*, nor has any petition for such an order been served upon the Owner.
7. More than forty-five (45) days have passed since an advertisement was placed in *The Commercial News* announcing the completion of the construction and installation of the Completed Works.

**AND I MAKE THIS SOLEMN DECLARATION** conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at the  
of City of Kawartha  
in the Province  
of Ontario  
this 26 day of September, 2016



A Commissioner, etc.

  
DECLARANT

**Table 1**  
**Completed Works**

		Unit	Price (\$)	Quantity	Total Cost (\$)	Percent Complete	Security Required
1	Sanitary						
	Subtotal: Sanitary				\$0.00		\$0.00
2	Storm						
	Subtotal: Storm				\$0.00		\$0.00
3	Watermain						
	Subtotal: Watermain				\$0.00		\$0.00
4	Road Work						
	Subtotal: Road Work				\$0.00		\$0.00
5	Miscellaneous Work						
	Subtotal: Miscellaneous				\$0.00		\$0.00
6	Earth Work						



<b>Sub Total :</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Earth work</b>		

<b>Subtotal (Items 1.0 - 6.0)</b>	<b>\$0.00</b>	<b>\$0.00</b>
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**6      Engineering  
and  
Contingency**

5% Contingency	\$0.00	\$0.00
7% Engineering Inspection	\$0.00	\$0.00

<b>*Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>
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H.S.T - 13%	\$0.00	\$0.00
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<b>Total Construction Costs</b>	<b>\$0.00</b>
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**7      Security**

<b>Total of Security Required</b>	<b>\$0.00</b>
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September 20, 2017

Northern Colours Inc.  
c/o Infinity Fine Homes Inc.  
8 Walsh Road,  
Lindsay, Ontario  
K9V 4R3

KAWARTHA LAKES

SEP 20 2017

City of Kawartha Lakes  
Engineering & Corporate Assets  
Development Engineering  
PO Box 9000,  
12 Peel Street, Lindsay  
K9V 5R8

ENGINEERING

**Attention: Christina Sisson, P.Eng.  
Supervisor, Development Engineering**

Dear Christina,

**Subject: Request for Land Transfer  
Plan 57M774 Part Lot 1 Part 10  
Plan of Subdivision (Northern Colours Inc.)  
Deane Street, Fenelon Falls, 16T-88006**

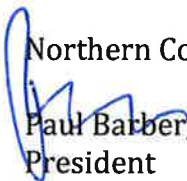
Please find a copy of the tax bill and legal drawing associated with a piece of land, which was created to accommodate an open drainage ditch/swale as per the City of Kawartha Lakes Engineering Department.

We respectfully request that this block of land be assumed by the City of Kawartha Lakes as part of the Assumption of Public Services. This strip of land functions as an integral part of the overall drainage of lands external to the Deane St subdivision. There is a +/- 1m-diameter ditch inlet, which drains waters from this block of land into the storm sewer constructed under Deane St.

This land currently remains registered to Northern Colours Inc. which we propose will be transferred to the City at no cost. Further, we would be pleased to have our lawyer prepare the necessary transfer documents at no cost to the City.

Yours truly,

Northern Colours Inc.



Paul Barber, P.Eng.  
President



METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 57M-774

I certify that this Plan is registered  
in the Land Registry Office for  
the Land Titles Division of Victoria No. 57  
of the 9th day of March, 2007  
and entered in the Part of the  
Property Identifier 63148-0001(LD)  
And the required consents are registered  
as Plan Document No. 63148-0001(LD)

"K. Cole"  
Land Registrar

This plan comprises all of Pin 63148-0001(LD)

PLAN OF SUBDIVISION OF  
LOTS 7 AND 8  
AND  
PART OF LOTS 9 AND 10  
EAST OF DEANE STREET, IN BLOCK R  
AND  
PART OF BLOCK Q  
REGISTERED PLAN No. 23  
VILLAGE OF FENELON FALLS  
NOW IN THE  
CITY OF KAWARTHA LAKES

Scale 1: 500  
COE, FISHER, CAMERON  
ONTARIO LAND SURVEYORS

LEGEND:

Bearings are astronomic and are referred to the easterly limit of Deane Street as shown on  
Plan 57R-6628 having a bearing of N27°19'E.

- Planted Survey Monument
- Standard Iron bar
- Short standard iron bar
- Iron bar
- Fences
- Coe, Fisher, Cameron, O.L.S.
- H.F. Granger, O.L.S.
- R.B. Stinson, O.L.S.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

1. Lots 1 to 8, both inclusive, the 0.3 metre reserves namely Blocks 10 and 11, and the  
street namely Deane Street have been laid out in accordance with my instructions.

2. The street is hereby dedicated to the Corporation of The City of Kawartha Lakes  
as a public highway.

Dated the 17th Day of March, 2007.

NORTHERN COLOURS INC.

PAUL BAKER  
PRESIDENT

I have authority to bind the Corporation

Approved under section 91 of the Planning Act, R.S.O. 1990 C.P. 13,  
This 20th Day of March, 2007.

Director of Development Services  
City of Kawartha Lakes

SURVEYOR'S CERTIFICATE:

- This survey and plan are correct and in accordance with The Survey Act, The  
Surveyors Act and The Land Titles Act and the regulations made under them.
- The survey was completed on the 30th day of November, 2004

Dated: March 8, 2007

"K. Cole"  
Land Registrar

COE, FISHER, CAMERON  
ONTARIO LAND SURVEYORS



COE, FISHER, CAMERON  
267 HUNT STREET WEST  
LINDSAY, ONTARIO PH. 324-4152

BOOKED BY: LLW  
CHECKED BY: GCM



# **The Corporation of the City of Kawartha Lakes**

## **Planning Committee Report**

**Report Number ENG2017-020**

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**Date:** October 11<sup>th</sup>, 2017

**Time:** 1:00 p.m.

**Place:** Council Chambers

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**Ward Community Identifier: 13**

**Subject:** Assumption Report for Rolling Hills – Szakacsi Subdivision,  
Peller Court, Geographic Township of Verulam, City of  
Kawartha Lakes

**Author/Title:** Christina Sisson, Supervisor Development Engineering

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### **Recommendations:**

**RESOLVED THAT** Report ENG2017-020, “**Assumption Report for Rolling Hills – Szakacsi Subdivision, Peller Court, Verulam, City of Kawartha Lakes**”, be received;

**THAT** the Assumption of Peller Court, geographic Township of Verulam, City of Kawartha Lakes, be approved;

**THAT** an Assumption By-Law, substantially in the form attached as Appendix “A” to Report ENG2017-020 be approved and adopted by Council; and

**THAT** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

**Department Head:**

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**Legal / Other:**

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**Chief Administrative Officer:**

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## **Background:**

The City of Kawartha Lakes entered into a Subdivision Agreement with Paul and Eva Szakacsi for the subdivision known as Rolling Hills – Szakacsi in April 2003. Further to the completion of the road, ditches, signage and inspection of the road known as Peller Court, the Engineering & Corporate Assets Department is recommending formal assumption of Peller Court.

The hot mix asphalt surface for the subdivision was completed and inspected to the satisfaction of the Engineering Division, and security releases have occurred.

The mandatory maintenance period has lapsed and in accordance with the registered Subdivision Agreement, the road and roadside ditch are eligible for assumption.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the road shown as Peller Court, Plan 57M-759 (PIN: 63139-0024), and the corresponding one foot reserves, Plan 57M-759 (PINs: 63139-0022 and 63139-0023). A copy of Plan 57M-759 has been attached as Appendix 'B'.

## **Rationale:**

The services in this development have been constructed and installed according to the plans and specifications as outlined in the Subdivision Agreement. Staff carried out inspections of this subdivision. To date, all deficiencies have been corrected, and the road is now in a condition to be assumed.

## **Other Alternatives Considered:**

Council could decide not to proceed with assumption of Peller Court; however, this would not be consistent with our commitment through the Subdivision Agreement previously supported and is therefore, not recommended or supported by staff.

## **Financial Considerations:**

Security is not required to complete any additional public services as defined in the subdivision agreement. The City has exercised its right to take the security to complete the outstanding obligations under the agreement for zoning and planning matters. Copies of the relevant letters confirming the outstanding Planning matters are attached as Appendix 'C'.

Upon assumption of the Subdivision, the City will be responsible for the general maintenance of the streets and services (in addition to services already provided), and associated funds will need to be allocated in future budgets.

### **Relationship of Recommendations To Strategy Map:**

The City's Strategy Map outlines Council's Vision of a Community Pursuing Prosperity, Quality of Life and a Healthy Environment. This application aligns with the prosperity priorities in that new residents will be attracted to the City with the development of housing options that have connectivity to parks and open space.

### **Review of Accessibility Implications of Any Development or Policy:**

The Subdivision has been completed to the City's standards at the time of execution of the Agreement.

### **Servicing Comments:**

The Subdivision has been serviced in accordance with the approved design. This Subdivision consists of approximately 1.23 kilometres of asphalt road.

### **Consultations:**

Building Division  
City Solicitor  
Finance Division  
Planning Division  
Public Works Department

### **Attachments:**

Appendix 'A' - Draft Assumption By-Law



Appendix A Draft  
By-Law to Assume Pel

Appendix 'B' - Plan 57M-755 – Plan of Subdivision, Rolling Hills, Peller Court



Registered Plan  
57M-759 (Survey Mon

Appendix 'C' – Letters to Szakacsi – Outstanding Planning Deficiencies



2017.08.30  
Szakacsi Letter.pdf



2017.07.20  
Szakacsi Letter.pdf



2017.08.03  
Stolwyk Response on

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**Phone: (705)324-9411 Extension 1152, 1-888-822-2225 Extension 1152**

**E-Mail: [csisson@kawarthlakes.ca](mailto:csisson@kawarthlakes.ca)**

**Department Head: Juan Rojas, Director of Engineering & Corporate Assets**

**Department File: D05-35-017**

## THE CORPORATION OF THE CITY OF KAWARTHA LAKES

### BY-LAW 2017 - \_\_\_\_

**A BY-LAW TO ASSUME PELLER COURT, PLAN 57M-759 (PIN: 63139-0024(LT)) AND BOTH 0.3METRE RESERVES, PLAN 57M-759 (PIN: 63139-0022(LT) AND 63139-0023(LT)), GEOGRAPHIC TOWNSHIP OF VERULAM, THE CORPORATION OF THE CITY OF KAWARTHA LAKES.**

#### **Recitals**

1. Subsection 31(4) of the *Municipal Act, 2001* authorizes Council to assume unopened road allowances or road allowances shown on registered plans of subdivision for public use, by by-law.
2. Council now deems it desirable to assume Peller Court and corresponding 0.3 metre reserves, Plan 57M-759, Geographic Township of Verulam, the Corporation of the City of Kawartha Lakes as public highway in the City of Kawartha Lakes.

**Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-\_\_\_\_.**

#### Section 1.00: Definitions and Interpretation

##### 1.01 **Definitions:** In this by-law,

**“City”, “City of Kawartha Lakes” or “Kawartha Lakes”** means The Corporation of the City of Kawartha Lakes.

**"City Clerk"** means the person appointed by Council to carry out the duties of the clerk described in section 228 of the *Municipal Act, 2001*;

**“Council” or “City Council”** means the municipal council for the City.

##### 1.02 **Interpretation Rules:**

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.



- (b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

- 1.03 **Statutes**: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, which are applicable within the Province of Ontario.
- 1.04 **Severability**: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Assumption of Services
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- 2.01 **Assumption**: The following highways are assumed by the City:
- a) The road known as Peller Court and the 0.3 metre reserves, Plan 57M-759, Geographic Township of Verulam, City of Kawartha Lakes.

Section 3.00: Effective Date
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- 3.01 **Effective Date**: This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Andy Letham, Mayor

\_\_\_\_\_  
Ron Taylor, Acting City Clerk



PLAN OF SUBDIVISION  
OF PART OF LOT 2  
CONCESSION 10  
AND PART OF LOT 1  
CONCESSION 19  
AND PART OF ROAD ALLOWANCE  
BETWEEN CONCESSIONS 10 AND 19  
(CLOSED BY BY-LAW No. 256, INST.  
No. A29172)  
GEOGRAPHIC TOWNSHIP OF VERULAM  
NOW IN THE  
CITY OF KAWARTHA LAKES

SCALE 1:1250

W. JOHN BURG, O.L.S.

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CURVE DATA TABLE				
LOT	RADIUS	ARC	CHORD	BEARING
8	30.00	19.71	19.36	N16° 34' 10" W
8	20.00	9.53	9.44	N21° 44' 21" W
9	20.00	8.96	9.36	N88° 01' 12" W
10	20.00	9.16	9.16	N25° 11' 13" E
10	30.00	16.69	16.58	N20° 17' 35" E
PULLER COURT	20.00	88.57	32.00	N88° 32' 00" W

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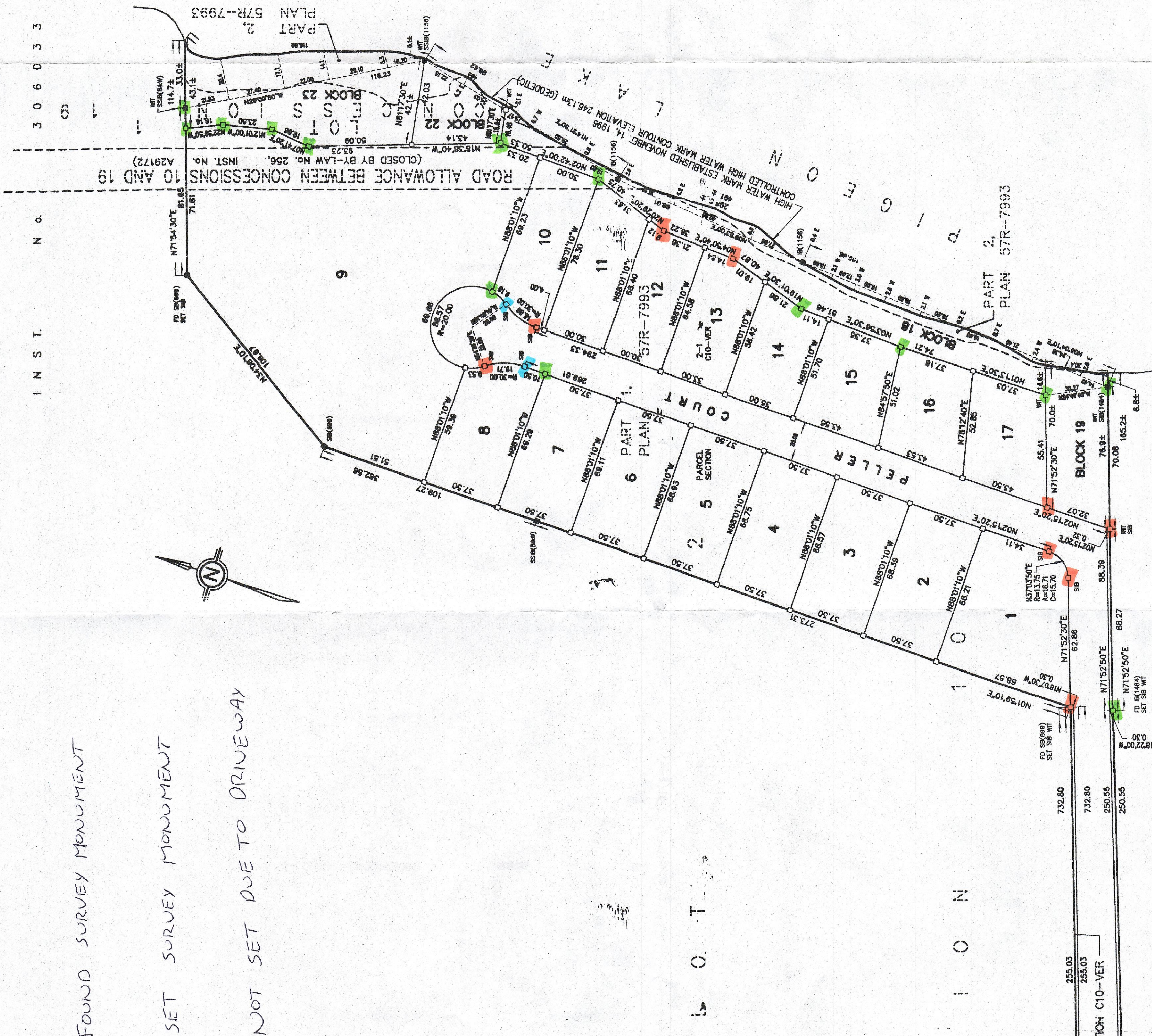
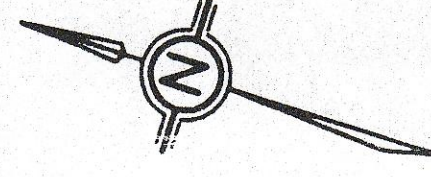
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2001-2002

- FOUND SURVEY MONUMENT

- SET SURVEY MONUMENT

NOT SET DUE TO DRIVEWAY



I CERTIFY THAT THIS PLAN IS REGISTERED IN THE  
LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
VICTORIA (NO 57) AT 12:00 O'CLOCK ON THE 30TH DAY OF June  
2003 AND ENTERED IN THE PARCEL REGISTER FOR  
PARCEL Plan 1 SECTION 57M-759  
AND REQUIRED CONSENTS ARE REGISTERED AS PLAN  
DOCUMENT NO FI 13041

Colon  
Land Registrar

THIS PLAN COMPRISES OF ALL OF PARCEL 2-1, SECTION CIO-VER  
SUBJECT TO RELEASE AND SURRENDER TO THE QUEEN REGISTERED AS  
INST. No. 356841 - AFFECTS PART OF BLOCKS 18, 19, 22 AND 23. **WARTHA LAKE**

**NOTE**

THE BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERNLY LIMIT OF THE EQUATOR. THE BEARING OF THE SHORELINE TIES ARE PERPENDICULAR TO THE SHORE REVERSE UNLESS OTHERWISE NOTED.

ENGINEERING

LIST. No. 306033, AS SHOWN ON PLAN 57R-7943, HAVING A BEARING OF N71° 52' 30"E

**LEGEND**

8	DENOTES SURVEY MONUMENT FOUND
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48	DENOTES SUBDIVISION BAR
58	DENOTES IRON BAR
68	DENOTES WITNESS
78	DENOTES R.J. WILSON, O.L.S.
88	DENOTES W.D. FISHER, O.L.S.
98	DENOTES C.E. STINSON, O.L.S.
108	DENOTES W.A. BEHINGER, O.L.S.

**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT:  
LOTS 1 TO 17, BOTH INCLUSIVE, BLOCK 20, STREET NAMED PELLER COURT, SERVES NAMED BLOCKS 20 AND 21 IN ACCORDANCE WITH OUR INSTRUMENT. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF

ATED THE 29 DAY OF April, 2003.

Eva Szakacsí  
EVA SZAKACSI

**SURVEYOR'S CERTIFICATE**  
 CERTIFY THAT :  
 THIS SURVEY AND PLAN ARE CORRECT AND  
 THE SURVEYS ACT, THE SURVEYORS ACT  
 ACT AND THE REGULATIONS MADE UNDER  
 THE SURVEY WAS COMPLETED ON THE 11

APR 29, 2003  
DATE

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13,  
THIS 19 DAY OF JUNE, 2003.

RECTOR OF PLANNING DEVELOPMENT SERVICES  
OF KAWARTHA LAKES

**DEP**  
**SURVEYORS**

DONEVAN FLEISCHMANN PETRICH LTD.  
ONTARIO LAND SURVEYORS  
SUITE 1, 1101 BOUNDARY ROAD,  
OSHAWA ONT., L1J 8P8  
PH - (905) 725-4795 (888) 743-2222  
FAX - (905) 775-0957





Development Services – Planning Division  
180 Kent Street West  
Lindsay ON K9V 2Y6  
Tel: (705) 324-9411 Ext. 1246  
Fax: (705) 324-4027  
e-mail: [rholy@city.kawarthalakes.on.ca](mailto:rholy@city.kawarthalakes.on.ca)  
website: [www.city.kawarthalakes.on.ca](http://www.city.kawarthalakes.on.ca)

File No.: D05-35-017

August 30, 2017

Jason Szakasci  
900 Wilson Road North, Unit 804  
Oshawa, ON L1G 7T2

Dear Mr. Szakasci:

**Re: Cashing Existing Securities to Complete Outstanding Deficiencies to  
Facilitate Assumption  
Rolling Hills Estates Subdivision, Bobcaygeon**

---

On July 20, 2017, the City sent you a letter requesting that you address the following outstanding issues related to this subdivision:

1. Zoning by-law matters relating to maximum dwelling unit size and revegetation area; and,
2. Subdivision agreement matter relating the retaining wall, waterfront fencing, beach construction, and soak-away pit construction.

Although the City has discussed these matters with you on several occasions, the deficiencies have never been addressed. Our July 20, 2017 letter requested that you advise whether you would address these deficiencies, failing which the City would cash the existing securities and have the works completed. On August 3, 2017, your solicitor sent a letter to the City advising that you would be completing no further works in the subdivision and also requesting the return of the remaining subdivision securities.

The purpose of this letter is to advise that the City will be cashing the remaining subdivision securities and completing the outstanding works. As previously stated, any unused securities will be returned to you.

I trust that this clarifies the City's position on this matter.

Yours truly,

A handwritten signature in blue ink that reads "Richard Holy". The signature is fluid and cursive, with the first name "Richard" and last name "Holy" clearly legible.

Richard Holy, MCIP RPP  
Manager of Planning

RH

cc: Frank Stolwyk, Barrister and Solicitor, (via email by J. Szakasci)  
187 King Street East, Suite 101 Oshawa, ON L1H 1C2  
Robyn Carlson, City Solicitor  
Rob Taylor, Chief Administrative Officer  
Juan Rojas, Director of Engineering and Corporate Assets  
Aaron Sloan, Manager of By-law Enforcement  
Laurie Lawder, Corporate Services Department  
Harold Bartlett, Rolling Hills Estates Homeowners Association



Development Services – Planning Division  
180 Kent Street West  
Lindsay ON K9V 2Y6  
Tel: (705) 324-9411 Ext. 1246  
Fax: (705) 324-4027  
e-mail: rholy@city.kawarthalakes.on.ca  
website: www.city.kawarthalakes.on.ca

File No.: D05-35-017

July 20, 2017

Jason Szakasci  
900 Wilson Road North, Unit 804  
Oshawa, ON L1G 7T2

Dear Mr. Szakasci:

**Re: Finalizing Outstanding Deficiencies to Facilitate Assumption  
Rolling Hills Estates Subdivision, Bobcaygeon**

---

We have been trying to work with you for the past two years to get the outstanding deficiencies rectified in order that the subdivision could be assumed by the City. The list has been the subject of many discussions and site meetings.

Rezoning Matters

These two matters were to be dealt with through a rezoning application with the necessary background information submitted by the developer.

1. Maximum Dwelling Unit Size: A number of dwellings in the subdivision exceed to the 200 sq.m. maximum unit size. We had requested an addendum to the original hydrogeological study indicating that based on the existing development pattern, there would be sufficient water in the aquifer to support the removal of the 200 sq.m. dwelling unit limitation. The report would have also been used to provide a recommendation whether it is acceptable to remove the maximum water fixture requirements in the subdivision agreement. If approved, the subdivision agreement was also to have been amended accordingly.
2. Revegetation Area: The City recognized that the 15 meter revegetation area has not been implemented through development and would subsequently be difficult to enforce from a zoning perspective. Most residents have purchased these properties with the idea that they have the use of their entire back yards and have not adhered to this provision. An environmental consultant was to provide an addendum report to determine whether the revegetation buffer as well as prohibition of accessory structures within the revegetation buffer could be removed.

### Subdivision Agreement Matters

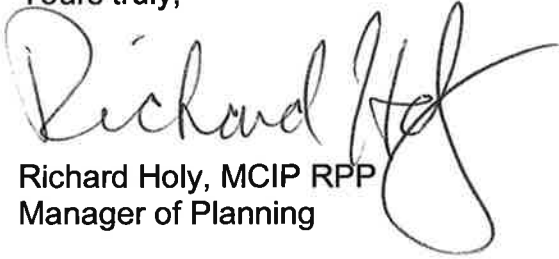
These four matters were to be dealt with either as amendments to the subdivision agreement or as outstanding works to be completed by the developer.

3. Retaining Wall: The subdivision agreement had required the developer to construct a retaining wall as a western boundary of the revegetation buffer, which has never been constructed. This provision was to be removed from the subdivision agreement in conjunction with the environmental report dealing with the revegetation buffer provision. Your engineer was also to provide an opinion that from an engineering perspective the wall was not required.
4. Waterfront Fencing: A split rail fence was installed between the lakeside lots and common area block along the water instead of the required chain-link fence as specified in the subdivision agreement. While Staff are supportive of this fencing type, the fence was not constructed on the property line between the waterside lots and common area block. While fencing was also to be installed between the common area blocks and the northern lot, an agreement was reached that this area could be demarcated with a plastic agricultural ribbon and metal stakes to avoid disrupting the environmental areas with heavy equipment. Once finalized, the subdivision agreement would be amended in this regard.
5. Beach Construction Permit: A permit for the beach construction was issued by KRCA but the remediation works were never fully completed.
6. Construction of Soak away Pits: The subdivision agreement required the construction of soak away pits as a means to control roof runoff and provide a groundwater recharge function. A rationale is required from your engineer as to why they are no longer required. If approved, the matter will be removed from the subdivision agreement.

The City has not been provided any information suggesting that these matters have been completed. The purpose of this letter is to provide you a 20 day timeframe from the date of this letter within which we require a written response from you whether you will finalize these matters and a timeframe for completion. Should you fail to provide a written response with a timeframe by August 9, 2017, the City will cash your securities and complete the outstanding works. Any unused securities will be returned to you.

Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Richard Holy". The signature is fluid and cursive, with a large loop at the end.

Richard Holy, MCIP RPP  
Manager of Planning

RH

cc: Frank Stolwyk, Barrister and Solicitor,  
187 King Street East, Suite 101 Oshawa, ON L1H 1C2  
Robyn Carlson, City Solicitor  
Rob Taylor, Chief Administrative Officer  
Juan Rojas, Director of Engineering and Corporate Assets  
Aaron Sloan, Manager of By-law Enforcement  
Harold Bartlett, Rolling Hills Estates Homeowners Association

**Frank H. M. Stolwyk**

**Barrister and Solicitor**

**187 King Street East, Su 101  
Oshawa, Ontario L1H 1C2**

**Telephone (905) 576-8100**

**Fax (905) 579-6762**

**RECEIVED**

**AUG 14 2017**

City of Kawartha Lakes  
Development Services  
Planning Division

August 3, 2017

City of Kawartha Lakes  
Development Services – Planning Division  
180 Kent Street West  
Lindsay, ON K9V 2Y6

Attention: Richard Holy, Manager of Planning

Dear Sirs:

Re: Finalizing Outstanding Deficiencies to Facilitate Assumption  
Rolling Hills Estates Subdivision, Bobcaygeon  
My File No 08-271  
Your File No. D05-35-017

=====

Further to your letter of July 20, 2017, I have reviewed the matter with my clients and advise as follows:

1. The dwelling plans were prepared with the assistance of the Engineer and Architect and prepared in accordance with the subdivision agreement and zoning requirements. The plans were submitted to the City, reviewed by the relevant departments and approved, and a final inspection report was signed by the City.
2. My client takes the position that nature will take care of the growth in a normal course in the revegetation.
3. With respect to the retaining wall, the residents do not want the wall nor will they allow the developer access to build the wall.
4. The split rail fence was installed to retain the rural setting. The common area company owns the land now.
5. The work on the beach was completed as well as possible on the soil type in the area.
6. The lot grading on Lot 10 was changed substantially causing interferences with the normal run off, thus creating problems for the owners.



Page 2  
City of Kawartha Lakes  
August 3, 2017

In general, no further work will be done by the developer. One of the reasons is that the home owners' organization is making it virtually impossible for the developer to do any work or be allowed on the site.

In result, the developer requests a release of the letter of credit.

Yours very truly,



FRANK H.M. STOLWYK  
FHMS/br

# **The Corporation of the City of Kawartha Lakes**

## **Planning Committee Report**

**Report Number ENG2017-021**

---

**Date:** October 11<sup>th</sup>, 2017

**Time:** 1:00 p.m.

**Place:** Council Chambers

---

**Ward Community Identifier: 10**

**Subject:** Assumption Report for Riverview Estates Subdivision – Phase 1, City of Kawartha Lakes

**Author/Title:** Christina Sisson, Supervisor Development Engineering

---

### **Recommendation(s):**

**RESOLVED THAT** Report ENG2017-021, “**Assumption Report for Riverview Estates Subdivision – Phase 1, City of Kawartha Lakes**”, be received;

**THAT** the Assumption of Riverview Estates Subdivision - Phase 1, City of Kawartha Lakes, be approved;

**THAT** an Assumption By-Law, substantially in the form attached as Appendix “A” to Report ENG2017-021 be approved and adopted by Council; and

**THAT** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

**Department Head:**

---

**Legal / Other:**

---

**Chief Administrative Officer:**

---

## **Background:**

The City of Kawartha Lakes entered into a Subdivision Agreement with 564650 Ontario Inc. for the subdivision known as Riverview Estates – Phase 1 in September 2008. Further to an inspection and estimate of outstanding deficiencies, the City through the Engineering & Corporate Assets Department is recommending assumption of the roads within the Riverview Subdivision to facilitate future capital works to complete the Public Services.

The servicing and the base lift of asphalt were completed in the 2008 to 2009 time frame. There have been deficiencies identified that were not rectified by the Owner/Developer or the Engineer of Record. Due to the absence of all of those parties, the City did use the securities to rectify works on site (e.g. missing laterals, culvert reinstatement, and sanitary pumping station communication requirements). Prior to completing any capital works, it is preferable to ensure the roads are assumed, and a formal by-law is required for formal assumption.

The Riverview Estates Subdivision – Phase 1 included the construction of Barron Boulevard, McLean Street (formerly known as Simpson Road), and St. Peter Street to full urban standards with all urban services.

To facilitate any capital works considered for completion of the Public Services within the Riverview Estates Subdivision, the City is now in a position to assume the roads shown as Barron Boulevard, Plan 57M-784 (PIN: 63209-0200(LT)), and the 0.3 metre reserve, Plan 57M-784 (PIN: 63209-0194(LT)), St. Peter Street, Plan 57M-784 (PIN: 63209-0201(LT)), McLean Street (formerly Simpson Road), Plan 57M-784 (PIN: 63209-0199(LT)), and the 0.3 metre reserve, Plan 57M-784 (PIN: 63209-0198(LT)). A copy of Plan 57M-784 has been attached as Appendix 'B'.

## **Rationale:**

To complete the Public Services within the subdivision, the City is considering a capital project which is best implemented on formally assumed City roads.

## **Other Alternatives Considered:**

Council could decide not to proceed with assumption of the roads identified; however, this would not be consistent with our commitment through consideration of the capital budget to complete the subdivision for the existing residents and future residents in the subdivision.

## **Financial Considerations:**

There is no security currently remaining for this subdivision. All remaining security was used by the City to confirm the sanitary pumping station requirements and compliance with the Ministry of the Environment and to complete culvert repairs.

Upon assumption of the Subdivision, the City will be responsible for the completion of all of the public services contemplated through the registered agreement and the approved engineering design. An estimate of approximately \$700,000.00 has been prepared in 2017 for outstanding deficiencies. A future capital project is being considered for the completion of these deficiencies (i.e. sidewalk, top course asphalt, etc.). In addition, the operation and maintenance costs will be considered for the streets and services (in addition to services already provided), and associated funds will need to be allocated in future budgets.

## **Relationship of Recommendation(s) To Strategy Map:**

The City's Strategy Map outlines Council's Vision of a Community Pursuing Prosperity, Quality of Life and a Healthy Environment. This application aligns with the prosperity priorities in that new residents will be attracted to the City with the development of housing options that have connectivity to retail services and parks and open space.

## **Review of Accessibility Implications of Any Development or Policy:**

The sidewalk within the subdivision is proposed to be completed by the City through a future capital project and will be completed to the applicable accessibility standards.

## **Servicing Comments:**

The services in the subdivision have been corrected through the use of security and will be further completed through a future capital project in compliance with the approved design. This Subdivision consists of approximately 251 metres of 200 mm diameter PVC SDR 35 sanitary sewer, 349 metres of 250 mm diameter PVC SDR 36 sanitary sewer, 133 metres of 300 mm diameter PVC Ribbed storm sewer, 8 metres of 375 mm diameter PVC Ribbed storm sewer, 10 metres of 450 mm diameter PVC Ribbed storm sewer, 135 meters of 525 mm diameter PVC Ribbed storm sewer, 12 metres of 825 mm diameter PVC Ribbed storm sewer, 286 m of 900 mm diameter PVC Ribbed storm sewer, 780 metres of 150 mm

diameter PVC DR18 watermain, and a total of 770 metres of road at base asphalt level.

**Consultations:**

City Solicitor  
Finance Division  
Public Works Department

**Attachments:**

Appendix 'A' - Draft Assumption By-Law



Appendix A Draft  
By-Law to Assume Bar

Appendix 'B' - Plan 57M-784 – Plan of Subdivision, Riverview Estates Phase 1, –  
Barron Boulevard, St. Peter Street, McLean Street (formerly Simpson Road)



M Plan.PDF

---

**Phone: (705)324-9411 Extension 1152, 1-888-822-2225 Extension 1152**

**E-Mail: [csisson@kawarthlakes.ca](mailto:csisson@kawarthlakes.ca)**

**Department Head: Juan Rojas, Director of Engineering & Corporate Assets**

**Department File: D05**

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW 2017 - \_\_\_\_

A BY-LAW TO ASSUME BARRON BOULEVARD, PLAN 57M-784 (PIN: 63209-0200(LT)) and 0.3 METRE RESERVE, PLAN 57M-784 (PIN: 63209-0194(LT)), ST. PETER STREET, PLAN 57M-784 (PIN: 63209-0201(LT)), AND MCLEAN STREET, PLAN 57M-784 (PIN: 63209-0199(LT)) AND 0.3 METRE RESERVE, PLAN 57M-784 (PIN: 63209-0198(LT)), GEOGRAPHIC TOWNSHIP OF OPS, THE CORPORATION OF THE CITY OF KAWARTHA LAKES.

**Recitals**

1. Subsection 31(4) of the *Municipal Act, 2001* authorizes Council to assume unopened road allowances or road allowances shown on registered plans of subdivision for public use, by by-law.
2. Council now deems it desirable to assume Barron Boulevard and corresponding 0.3 metre reserve, St. Peter Street, and McLean Street and corresponding 0.3 metre reserve, Plan 57M-784, Geographic Township of Ops, the Corporation of the City of Kawartha Lakes as public highways in the City of Kawartha Lakes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-\_\_\_\_.

Section 1.00: Definitions and Interpretation

1.01 **Definitions:** In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes.

“City Clerk” means the person appointed by Council to carry out the duties of the clerk described in section 228 of the *Municipal Act, 2001*;

“Council” or “City Council” means the municipal council for the City.

1.02 **Interpretation Rules:**

(a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

(b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, which are applicable within the Province of Ontario.

- 1.04 **Severability**: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Assumption of Services
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- 2.01 **Assumption**: The following highways are assumed by the City:

- a) The roads known as Barron Boulevard and corresponding 0.3 metre reserve, St. Peter Street, and McLean Street and corresponding 0.3 metre reserve, Plan 57M-784, Geographic Township of Ops, City of Kawartha Lakes.

Section 3.00: Effective Date
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- 3.01 **Effective Date**: This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Andy Letham, Mayor

\_\_\_\_\_  
Ron Taylor, Acting City Clerk





LOT/BLOCK	RAIUS	CLARE 1 <sup>ST</sup> FLE		CHAS. J. BEARNS	
		ARC	CHORD	CHAS.	BEARNS
3	100.00	6.37	6.37	1.67	20E
4	100.00	6.37	6.37	1.67	20E
5	100.00	6.37	6.37	1.67	20E
6	85.00	12.82	12.82	10.81	00E
7	85.00	14.16	14.16	11.95	15E
8	85.00	13.83	13.83	11.62	30E
9	85.00	11.29	11.29	9.28	30E
10	85.00	11.29	11.29	9.28	30E
11	85.00	16.84	16.84	14.79	51E
12	85.00	16.84	16.84	14.79	51E
13	85.00	16.84	16.84	14.79	51E
14	120.00	21.13	21.13	18.37	30E
15	120.00	21.13	21.13	18.37	30E
16	120.00	16.86	16.86	14.79	30E
17	120.00	16.86	16.86	14.79	30E
18	120.00	2.67	2.67	1.67	25E
19	85.00	21.04	21.04	18.74	10W
20	85.00	21.04	21.04	18.74	10W
21	75.50	23.00	23.00	20.81	10E
22	75.50	7.41	7.41	6.40	40E
23	60.00	10.89	11.97	11.97	35E
24	60.00	33.82	33.47	31.69	50E
25	60.00	10.10	10.09	9.09	50E
26	60.00	5.02	5.02	4.02	50E
27	55.70	14.82	14.82	12.82	20W
28	55.70	14.82	14.82	12.82	20W
29	60.00	14.86	14.86	12.86	50W
30	40.00	0.31	0.31	0.31	10W
31	60.00	0.30	0.30	0.30	50W
32	60.00	0.30	0.30	0.30	50W
33	60.00	14.52	14.52	12.52	50W
34	60.00	14.52	14.52	12.52	50W
35	40.00	12.53	12.53	10.53	50W
36	40.00	12.53	12.53	10.53	50W

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 57M-784

I certify that this Plan is registered in the Land Registry Office for the Land Titles Division of Victoria No. 57 of 14-36 o/sq on the 14 day of September, 2008 and entered in the Parcel Register for the Property Identifier 63208 - 0096(17) and the required consents are registered as Plan Document No. KL17636

Brenda Hart, Dep.  
Land Registrar



This plan comprises part of PIN 63209-0096(LT) Simpson Road, Blocks 35,38,39,40 AND 41 are subject to Right of Way as described in Inst. No. KL6132

PLAN OF SUBDIVISION OF  
PART OF W1/2 LOT 24  
CONCESSION 6  
(GEOGRAPHIC TOWNSHIP OF OPS)  
CITY OF KAWARTHA LAKES

Scale 1: 750

LEGEND:

Bearings are astronomic and are referred to the line between E1/2 and W1/2 of Lot 24 Concession 6 in accordance with plan 57R-9174 having a bearing of N19°36'W.

-  Planted Survey Monument
-  Found Survey Monument

SIB - Standard iron bar  
SSIB - Short standard iron bar  
IB - Iron bar

(902) - Coe, Fisher, Cameron, O.L.S.

(SS) - Smith & Smith  
N.T. - Non Tangential

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

1. Lots 1 to 33, both inclusive, Blocks 34 to 36, both inclusive the 0.3 metre reserves namely Blocks 37, 38, 39, 40, and 41 and the streets namely Simpang Road, Barron Boulevard and St. Peter Street have been laid out in accordance with my instructions.

2. The streets are hereby dedicated to the Corporation of the City of Kawartha Lakes as public highway.

Dated the 22nd Day of November, 2007.

1721888 ONTARIO INC. (50% UNDIVIDED INTEREST)

TARBO RAZZOLI

~~2119945~~ ONTARIO INC. (50% UNDIVIDED INTEREST)

WILLIAM CURRIEN

I have authority to bind the Corporation

Approved under section 51 of the Planning Act, R.S.O. 1990 C.P. 13,  
This 28 Day of January, 2007.  
2008 PD

2007  
2008 R.D.

City of Kawartha Lakes

SURVEYOR'S CERTIFICATE:

1. This survey and plan are correct and in accordance with The Surveys Act, The Surveyors Act and The Land Titles Act and the regulations made under them.
2. The survey was completed on the 15th day of November, 2007

Dated: November 22, 2007

ONTARIO LAND SURVEYOR

COE, FISHER, CAMERON  
ONTARIO LAND SURVEYORS  
257 KENT STREET WEST  
LINDSAY, ONTARIO PH. 324-4152