

The Corporation of the City of Kawartha Lakes

Agenda

Planning Advisory Committee Meeting

PC2025-01

Wednesday, January 15, 2025

1:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Doug Elmslie

Councillor Ron Ashmore

Councillor Tracy Richardson

Councillor Pat Warren

Mike Barkwell

Patrick O'Reilly

Andrew Veale

Jason Willock

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.

To speak to a **"Public Meeting Report"** on this agenda either attend the meeting in person, or participate via Zoom by emailing agendaitems@kawarthalakes.ca and reference the report number in your email **by Wednesday, January 15, 2025 at 12:00 p.m.** To speak to a **"Regular and Returned Report"**, you must submit a completed [deputation request form](#) **by Monday, January 13, 2025 at 12:00 p.m.** After we receive your request, you will receive instruction from staff on how to participate either by Zoom or in person at the meeting. Anyone may provide written comments on each application by email to clerks@kawarthalakes.ca.

Limited seating in Council Chambers is available in Council Chambers for in person attendance. Contact the City Clerk's Office at clerks@kawarthalakes.ca or 705-324-9411 ext. 1322 to confirm space, or to request links to participate electronically. Alternatively, access the meeting livestream on the Kawartha Lakes YouTube Channel at <https://www.youtube.com/c/CityofKawarthaLakes> .

1.	Call to Order and Adoption of Agenda	
1.1	Call to Order	
1.2	Appointment of the Chair and Vice-Chair	
1.3	Adoption of Agenda	
2.	Declarations of Pecuniary Interest	
3.	Public Meeting Reports	
3.1	PLAN2025-001	6 - 17
	<p>Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 at 58 Duke Street, Bobcaygeon - 2259052 Ontario Inc. Robert Wilson, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes</p>	
3.1.1	Public Meeting	
3.1.2	Business Arising from the Public Meeting	
	<p>That Report PLAN2025-001, Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 at 58 Duke Street, Bobcaygeon - 2259052 Ontario Inc., be received;</p> <p>That a Zoning By-law Amendment respecting application D06-2024-022, substantially in the form attached as Appendix D to Report PLAN2025-001, be approved and adopted by Council; and</p> <p>That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.</p>	
3.2	PLAN2025-002	18 - 28
	<p>Applications to Amend the Kawartha Lakes Official Plan, and the Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria Amanda-Brea Watson, MCIP, RPP, and Lindsay Nooren, MCIP, RPP, Dillon Consulting on behalf of the City of Kawartha Lakes</p>	
3.2.1	Public Meeting	

3.2.2	Business Arising from the Public Meeting	
	That Report PLAN2025-002, Applications to Amend the Kawartha Lakes Official Plan, and the Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria be received for information.	
3.3	PLAN2025-003	29 - 38
	Applications to Amend the Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 4 Riverwood Park Road, Lindsay - Eatson Properties Inc.	
	Raphael Romeral, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes	
3.3.1	Public Meeting	
3.3.2	Business Arising from the Public Meeting	
	That Report PLAN2025-003 Applications to Amend the Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 4 Riverwood Park Road, Lindsay - Eatson Properties Inc. be received for information.	
3.4	PLAN2025-004	39 - 51
	Applications to Amend the Kawartha Lakes Official Plan and the Township of Emily Zoning By-law 1996-30 at 54 Loop Line, Omemee - Marideane Acres Inc. (c/o Wellman)	
	Harane Jegatheswaran, Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes	
3.4.1	Public Meeting	
3.4.2	Business Arising from the Public Meeting	
	That Report PLAN2025-004, Applications to Amend the Kawartha Lakes Official Plan and the Township of Emily Zoning By-law 1996-30 at 54 Loop Line, Omemee - Marideane Acres Inc. (c/o Wellman) be received for information.	
4.	Deputations	
5.	Correspondence	
6.	Regular and Returned Reports	

Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 139 Verulam Road South, Lindsay - Laz Developments Inc.

Matt Alexander, MCIP, RPP, WSP Canada Inc., on behalf of the City of Kawartha Lakes

That Report PLAN2025-007, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 139 Verulam Road South, Lindsay - Laz Developments Inc., be received;

That a Zoning By-law Amendment, respecting application D06-2023-030 substantially in the form attached as Appendix D to Report PLAN2025-007, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Application to Amend the Township of Emily Zoning By-law 1996-30 at 10 Northside Road, Lindsay - Chakraborty (DG Biddle and Associates)

Matt Alexander, MCIP, RPP, WSP Canada Inc., on behalf of the City of Kawartha Lakes

That Report PLAN2025-008, Application to Amend the Township of Emily Zoning By-law 1996-30 at 10 Northside Road, Lindsay - Chakraborty (DG Biddle and Associates), be received;

That a Zoning By-law Amendment, respecting application D06-2023-025 substantially in the form attached as Appendix D to Report PLAN2025-008, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Assumption of Jennings Creek Subdivision, Phase 1 South, Lindsay (Alcorn Drive and Sanderling Crescent)

Christina Sisson, Manager, Development Engineering

That Report ENG2025-004, **Assumption of Jennings Creek Subdivision, Phase 1 South, Lindsay**, be received;

That the Assumption of Jennings Creek Subdivision, Phase 1 South, geographic Township of Ops, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2025-004 be approved and adopted by Council; and

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

6.4

ENG2025-005

102 - 118

Assumption of Jennings Creek Subdivision, Phase 1 North, Lindsay (Claxton Crescent and Springdale Drive)

Christina Sisson, Manager, Development Engineering

That Report ENG2025-005, **Assumption of Jennings Creek Subdivision, Phase 1 North, Lindsay**, be received;

That the Assumption of Jennings Creek Subdivision, Phase 1 North, geographic Township of Ops, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2025-005 be approved and adopted by Council; and

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

7.

Adjournment



Planning Advisory Committee Report

Report Number:	PLAN2025-001
Meeting Date:	January 15, 2025
Title:	Amend the Village of Bobcaygeon Zoning By-law 16-78 at 58 Duke Street, Reference Plan Number 70, Lot 7, South Duke, Bobcaygeon, City of Kawartha Lakes
Description:	Amendment to permit additional commercial uses and to exclude residential uses in accordance with the Secondary Plan
Type of Report:	Public Meeting
Author and Title:	Robert Wilson, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendations:

That Report PLAN2025-001, **Amend the Village of Bobcaygeon Zoning By-law 16-78 at 58 Duke Street, Reference Plan Number 70, Lot 7, South Duke, Bobcaygeon, City of Kawartha Lakes**, be received;

That a Zoning By-law Amendment respecting application D06-2024-022, substantially in the form attached as Appendix D to Report PLAN2025-001, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

Owner:	2259052 Ontario Inc.
Applicant:	Tom DeBoer, TD Consulting Inc.
Legal Description:	Reference Plan Number 70, Lot 7, South Duke, Bobcaygeon, City of Kawartha Lakes
Official Plan:	'Urban Settlement Area' in Schedule A of Kawartha Lakes Official Plan' and 'General Commercial in the Bobcaygeon Secondary Plan.
Zoning:	Central Commercial-S11 (C1-S11) Zone in Village of Bobcaygeon Zoning By-Law 16-78
Area:	2,054 m ²
Site Servicing:	Municipal water, sanitary sewers and storm sewers
Existing Uses:	LiveWell Strength and Rehabilitation building
Adjacent Uses:	North – Residential East – Autobody Shop South – Residential West – Bobcaygeon Public Works

The applicant is seeking a Zoning By-law Amendment to the Village of Bobcaygeon Zoning By-law 16-78 for the "Central Commercial-S11 (C1-S11) Zone" to include the permitted uses in the parent C1 Zone to be permitted again on the Subject Land, except 'dwelling units'.

The Subject Land was originally rezoned to a special exception zone on June 15, 2010 via Report DEV2010-048 for Application D06-19-138 (B/L 2010-110). This created the "Central Commercial-S11 (C1-S11) Zone" that currently applies to the Subject Land. This rezoning only permitted a medical clinic, a fitness studio-facility and a business or professional office. The applicant is requesting to revert to the permitted uses of the parent C1 Zone, with the exception of continuing to prohibit 'dwelling units', as residential uses are not noted as a permitted use in the General Commercial designation of the Bobcaygeon Secondary Plan.

Rationale:

The applicant has submitted the following reports and plans in support of the applications, which have been circulated to various City departments and commenting agencies for review:

- Application for Zoning-By-law Amendment, prepared by TD Consulting Inc., dated September 26, 2024; and
- Proposed Site Plan, prepared by TD Consulting Inc, dated September, 2024.

All the reports have been circulated to the applicable City Departments and commenting agencies for review and comment.

Policy Conformity

Provincial Planning Statement (2024)

On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The 2024 PPS came into force on October 20, 2024.

PPS 2024 indicates that settlement areas shall be the focus of growth and development. Policy 2.3.2 states that, "Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources". Further, as per policy 2.3.3, "Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities".

As per Policy 2.8.1 (Supporting a Modern Economy), Policy 1 states, "Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide

range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and,
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses”.

In terms of General Policies for Infrastructure and Public Service Facilities, Policy 3.1.2 states: “Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and,
- b) opportunities for adaptive re-use should be considered, wherever feasible.”

The Subject Land is located in the Bobcaygeon Settlement Area and the proposed rezoning intends to expand the permitted uses within an existing building that utilizes existing infrastructure and resources. No development or site alteration is proposed as a result of this proposed Zoning By-Law Amendment.

City of Kawartha Lakes Official Plan (2012)

The ‘Subject Land’ is within the ‘Urban Settlement Area’ in Schedule A-5 of the City of Kawartha Lakes Official Plan (CKLOP).

The proposed Zoning By-Law Amendment seeks to expand the range of permitted uses and to exclude residential uses on the Subject Land. Relevant objectives of growth in the ‘Urban Settlement Area’ outlined in Section 18.2 include:

- d) Ensure that appropriate economic development is a fundamental component of future growth in the City.
- e) Minimize potential conflicts between residential and sensitive land uses and commercial and industrial uses.
- f) Promote opportunities for intensification and redevelopment including brownfield sites and the availability of suitable existing or planned infrastructure and public services required to accommodate projected needs.

The proposed Zoning By-Law Amendment meets these noted objectives by expanding the range of commercial uses to support economic development, ensures compatibility with existing neighbouring land uses, and promotes intensification and redevelopment of the Subject Land.

In terms of economic development, Policy 6.1.2 states that an economic development goal is, "To promote and enhance the commercial activities within the City to serve the needs of the residents and vacationing public". The proposed Zoning By-Law Amendment supports the community by expanding the range of commercial uses on commercially zoned lands within the settlement area. This conforms with the intent of the Urban Settlement Area and goals of economic development in the City of Kawartha Lakes Official Plan.

Bobcaygeon Secondary Plan (OLT-Approved 2024)

The Bobcaygeon Secondary Plan is based upon the vision of "Over 20 years Bobcaygeon will continue to develop and grow as a healthy settlement area, maintain its unique identity and village feel, preserve its natural heritage, maintain small local independent businesses and will remain the 'Hub of the Kawarthas'".

The Subject Land is designated 'General Commercial' in Schedule 'F-2' of the Village of Bobcaygeon Secondary Plan. Policy 31.3.3.2.3.1 notes, "Areas identified as General Commercial on Schedule 'F-2' represent service commercial and retail stores and existing shopping centres outside of the Downtown area. Development within those areas designated General Commercial should not undermine the viability of the Central Business District, but rather reinforce and complement the primary economic function of the Central Business District as the focal point and principal centre of commerce. The permitted uses in the General Commercial land use designation shall include a range of retail establishments and commercial uses such as convenience retail, retail stores, food stores, personal and professional services, offices, service commercial, automobile service stations, vehicles sales and service, public garages, motels, hotels, restaurant, home furnishing establishment, financial institutions, garden centres, building supply centres, and other similar uses".

As per the permitted uses in the General Commercial designation, residential uses are not noted. Accordingly, the removal of the dwelling unit permitted use in the rezoning is appropriate in keeping with the intent of the General Commercial designation policies in

the Village of Bobcaygeon Secondary Plan. Furthermore, the proposed rezoning would include a range of retail and commercial uses compatible with surrounding uses.

Village of Bobcaygeon Zoning By-law 16-78

The Subject Land is currently zoned "Central Commercial-S11 (C1-S11) Zone" in the Village of Bobcaygeon Zoning By-law 16-78. Permitted uses in the C1-S11 Zone only include a medical clinic, a fitness studio-facility and a business or professional office. The proposed rezoning would amend the existing C1-S11 Zone on the Subject Land to include all the permitted uses currently permitted in the parent C1 Zone, except for 'dwelling units'. That would include the following uses:

- a. Art or antique shops
- b. Automobile Service Station
- c. Bakeries
- d. Banks, financial institutions or money lending agencies
- e. Business or professional offices
- f. Commercial schools
- g. Clubs
- h. Dry cleaning and laundry establishments
- i. Medical clinics
- j. Museum or library
- k. Public and private parking lots
- l. Recreational establishments including premises for billiards, bowling, curling, dancing, roller and ice skating, theatre or cinema
- m. Restaurants, soda fountains and lunch counters
- n. Retail stores, service shops
- o. Taxi stands
- p. Upholstering and furniture repair establishments
- q. Existing boat rental establishments
- r. Funeral Parlor
- s. Liquor Licensed Establishment
- t. All uses permitted in 'C2' zone subject to provisions therein
- u. All uses permitted in 'C3' zone subject to provisions therein

The existing C1-S11 Zone also includes the following notwithstanding provision, "Notwithstanding Section 3.14, on land zoned the C1-S11 Zone, the Off Street Loading Space requirement shall be 1 loading space equal to one parking space (not less than 2.5m in width and not less than 17 sq. m. in area".

The Subject Land currently consists of LiveWell Strength and Rehabilitation building and the exception zone was created to facilitate this use. Therefore, these provisions will remain in this rezoning application.

All other requirements of the C1 Zone and the By-law shall still apply to the Subject Land as part of the rezoning and any future development of the lands will need to meet those zoning requirements.

Planning Staff are of the opinion that the Zoning By-law Amendment is appropriate as it permits uses that are compatible with the existing uses in the parent C1 Zone.

Other Alternatives Considered:

No alternatives have been considered.

Alignment to Strategic Priorities:

For reference the four strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

In alignment with strategic priorities, the proposed Zoning By-law Amendment would promote a vibrant and growing economy by further expanding commercial uses on the site.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Ontario Land Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Consultations:

Notice of this application was given by newspaper circulation, and to agencies, and City Departments which may have an interest in the application. To date, we have received the following comments:

Development Services Department - Planning Division reviewed the proposal and have no further comments.

Planning and Development – Policy Planning reviewed the proposal and have no further comments or objections.

Engineering and Corporate Assets Department – Development Engineering reviewed the proposal and noted the following:

- We note that the entire frontage of the property is gravel and accessible via vehicles. Therefore, there is no defined driveway entrance, and the sketch provided with the application does not reflect the existing conditions.
- We further note that Duke Street is identified in the City's Transportation Master Plan as an Arterial Road which requires a minimum 26 metre wide cross section; therefore, we identify a 3 metre road widening from the frontage of this property to be conveyed to the City to achieve this required cross section.

From an engineering perspective, they noted no objection to the proposed Zoning By-law Amendment.

Development Services Department - Building and Septic Division reviewed the proposal and noted that they have no further comments or objections.

Economic Development – Business reviewed the proposal and noted they are generally supportive of the application. Maintaining the commercial zoning while introducing additional uses would promote diversification for both the property and the Bobcaygeon area.

Kawartha Conservation has reviewed the proposal with respect to natural hazards and water quantity and expressed no concerns with the Zoning By-law Amendment.

Ministry of Transportation: No comments.

Conclusion and Recommendation:

The proposal represents good land use planning by providing a range of retail and commercial uses on existing commercial land within the Bobcaygeon settlement area that supports economic development, in accordance with policies of the PPS 2024, Kawartha Lakes Official Plan, Bobcaygeon Secondary Plan, and Bobcaygeon Zoning By-law.

Further to comments received from the Engineering and Corporate Assets Department – Development Engineering, road widening from the frontage of this property can be achieved through tools such as municipal consent or through a future site plan approval application, should one be needed for site alteration.

Staff respectfully recommends that the Zoning By-law Amendment respecting application D06-2024-022, substantially in the form attached as Appendix 'D' to Report **PLAN2025-001**, be approved and adopted by Council.

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email Dillon Planning at dillonplanning@kawarthalakes.ca.

Attachments:

Appendix A – Location Map

Appendix B – Aerial

Appendix C – Sketch

Appendix D – Draft Zoning By-law and Draft Zoning By-law Schedule



ZBA PLAN2025-001 -
58 Duke Street.docx

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Department File: D06-2024-022

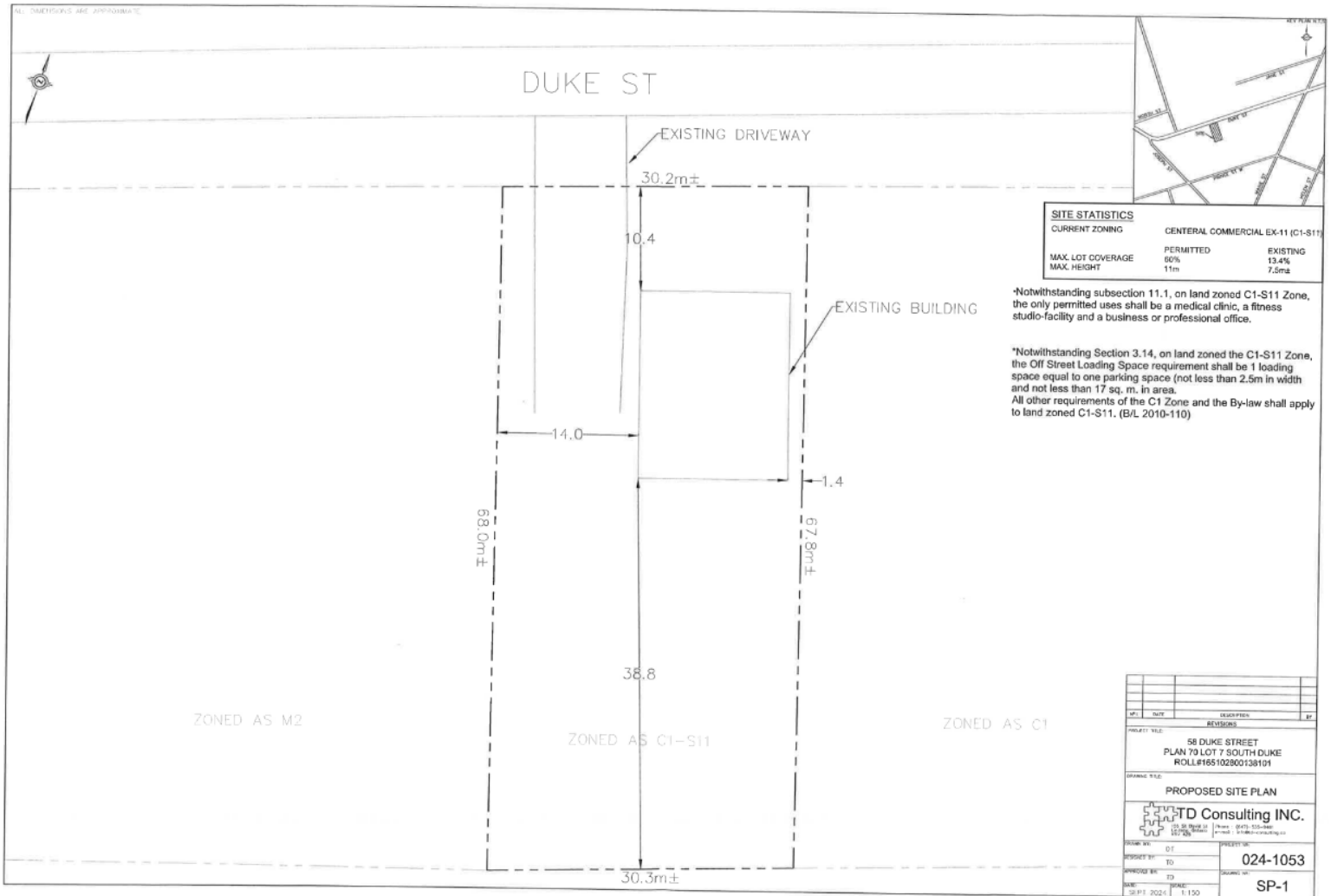
Appendix A – Location Map



Appendix B – Aerial



Appendix C – Sketch



Planning Advisory Committee Report

Report Number:	PLAN2025-002
Meeting Date:	January 15, 2025
Title:	Official Plan Amendment and Zoning By-law Amendment, 2475 Housey's Rapids Road, Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Dalton Township, Kevin M. Duguay of KMD Community Planning and Consulting Inc. (Andrew & Carolyn Faria)
Description:	Amendments to the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 to enable a future consent application to sever land to create a new lot intended for the purpose of a detached residential dwelling.
Type of Report:	Information Report for the purposes of the statutory Public Meeting under sections 22 and 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Amanda-Brea Watson, MCIP, RPP, and Lindsay Nooren, MCIP, RPP, Dillon Consulting on behalf of the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-002, **Official Plan Amendment and Zoning By-law Amendment, 2475 Housey's Rapids Road, Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Dalton Township, Kevin M. Duguay of KMD Community Planning and Consulting Inc. (Andrew & Carolyn Faria)** be received for information.

Department Head: _____

Application Summary:

The applicant is seeking to create a new lot for a detached residential dwelling via a future consent application to sever a portion of 2475 Housey's Rapids Road (Subject Land)¹. An amendment to the City of Kawartha Lakes Official Plan is required to create a special policy area that permits lot creation within the Waterfront Designation with a minimum lot area of 4,000 square metres and a minimum lot width of 31.35 metres on the portion of the Subject Land that is proposed to be severed.

An amendment to the Township of Dalton Zoning By-law 10-77 is required to rezone a portion of the Subject Land that is proposed to be retained from the "Rural General (RG) Zone" to a "Rural General Exception (RG-X) Zone" to reduce the minimum lot area requirement for the balance of the land. The effect of these applications will change minimum lot area requirements and policies to enable a future consent application to sever land to create a new lot intended for the purpose of a detached residential dwelling.

Owner:	Andrew & Carolyn Faria
Applicant:	Kevin M. Duguay of KMD Community Planning and Consulting Inc.
Property Description²:	Legal Description: Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1
	Municipal Address: 2475 Housey's Rapids Road
Zoning By-law:	'Waterfront', 'Rural', and 'Environmental Protection' in Schedule 'A-8' in the City of Kawartha Lakes Official Plan
Lot Area:	'Rural General (RG) Zone' and 'Limited Service Residential Exception One (LSR-1) Zone' in Schedule 'B' in the Township of Dalton Zoning By-law 10-77, as amended
Servicing:	5.53 ha (13.67 ac.)
Access:	Water: Individual private well

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

	Sanitary: Individual private septic system Stormwater: Ditches/Swales
Existing Uses:	Municipal (Black River Road – KL Rd 6); Unimproved Road Allowance (PIN 631060086) Municipal (Muskoka) (Housey's Rapids Road – Muskoka Rd 6)
Adjacent Uses:	A portion of the Subject Land is currently Residential; the balance of the Subject Land is vacant.
	North: Lands located in the Town of Gravenhurst
	East: Rural, Residential (vacant)
	South: Residential
	West: Residential (portion of land is vacant)

Application Process:

The Planning Division received the application submission package on June 10, 2024, which included the following reports and plans in support of the application:

- Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated June 2024;
- Official Plan Amendment Application, prepared by Kevin M. Duguay Community Planning and Consulting Inc, dated June 7, 2024;
- Zoning By-law Amendment Application, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated June 5, 2024;
- Official Plan Amendment and Zoning By-law Amendment Memo, prepared by Kevin M. Duguay Community Planning and Consulting Inc. dated June 5, 2024;
- Proposed Policy Exception, prepared by Kevin M. Duguay Community Planning and Consulting Inc.;
- Concept Site Plan, prepared by Eco Line Design Studies/Kevin M. Duguay Community Planning and Consulting Inc, dated March 9, 2024 (Updated - proposed dwelling);
- Archaeological Assessment Report, prepared by Northeastern Archaeological Associates Ltd., dated June 7, 2023;
- Hydrogeological Assessment, prepared by Cambium Inc, dated February 22, 2024;

- Functional Lot Grading Plan, prepared by Engage Engineering, dated January 18, 2024;
- Topographic and Legal Survey, prepared by C.T. Strongman Surveying Ltd., dated 2005;
- Site Area Photographs, prepared by Kevin M. Duguay Community Planning and Consulting Inc.;
- Site Plan Northwest of the Site (Faria Site Plan Rev 9) (Updated - Existing Dwelling), prepared by Two Stage Construction, dated June 1, 2017; and
- Sketch With Retained/Severed Lands comments (July 15, 2024), prepared by Kevin M. Duguay Community Planning and Consulting Inc.

Staff deemed the application 'complete' under the requirements of the Planning Act on November 25, 2024, and initiated Agency consultation on December 2, 2024 with a requested review period of the application submission package by December 16, 2024. All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the applications through newspaper publication on December 26th, 2024.

As part of the application review, Planning Staff have provided the applicant with comments to address as they relate to the proposed lot configuration. The Subject Lands are within the 'Waterfront', 'Rural', and 'Environmental Protection' designations in Schedule A-8 of the City of Kawartha Lakes Official Plan. The current City of Kawartha Lakes Official Plan designations affecting this property permit lot creation. However, backlot development is generally be discouraged.

As per Policy 20.4.2, "Backlot development, generally defined as a second tier of development adjacent to the first tier of Waterfront lots, will generally be discouraged. In some locations, backlot will be permitted if it is a rounding out of development based on existing lots or where there is limited non-agricultural land between the existing waterfront development and an arterial road. Frontage on assumed public roads will be required and lot sizes will be required at a larger size than permitted for waterfront lots. Each back lot must have a minimum lot frontage of 200 metres and a minimum lot area of 2 hectares. These lot requirements apply to all lots that are not abutting water on a lake or river. The lots shall be wholly within 300 metres of the waters edge."

The lot frontage proposed for the severed lot is typically not appropriate as the frontage requested is approximately 30 metres, while the frontage for backlots is 200 metres. An Official Plan Amendment is required to create a special policy area that would enable

the future consent application to create a new lot intended for the purpose of a detached residential dwelling.

As proposed, the severance is not appropriate and would lead to overdevelopment of the waterfront area given the size.

Application Review³:

Planning staff is reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the applications, for consistency with provincial policies (including the Provincial Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Official Plan must be consistent with applicable provincial policies and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of these applications was issued through a newspaper publication, and to agencies and City Departments which may have an interest in the applications. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

Other Alternatives Considered:

A final Preconsultation Report was provided on February 28, 2022.

Conclusion:

Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

Department Head: Leah Barrie, Director of Development Services

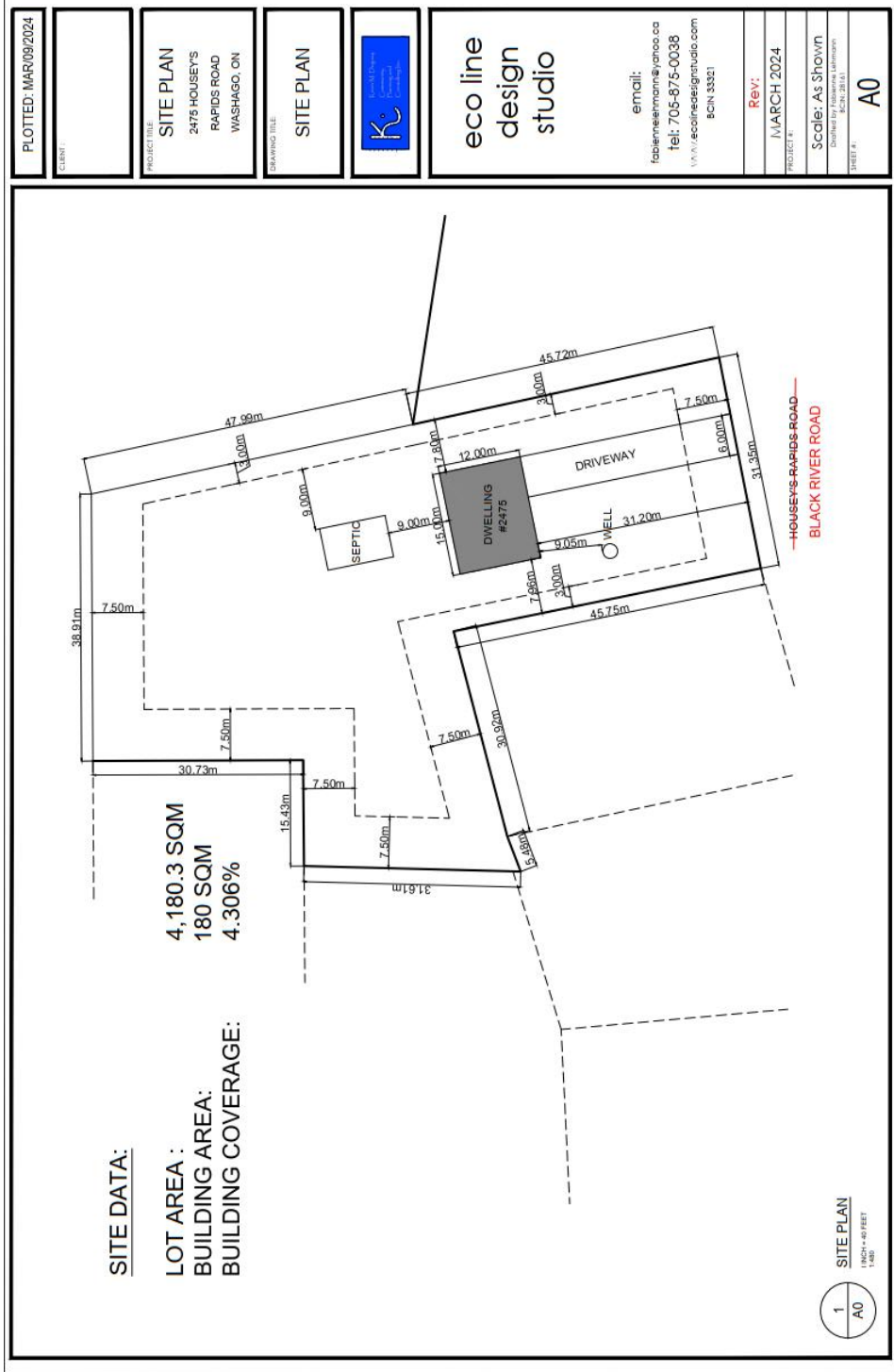
³ See Schedule 3 – Provincial and Municipal Land Use Framework

Official Plan Amendment and Zoning By-law Amendment, 2475 Housey's Rapids Road,
Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Dalton Township, Kevin M.
Duguay of KMD Community Planning and Consulting Inc. (Andrew & Carolyn Faria)
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Department Head email: lbarrie@kawarthlakes.ca

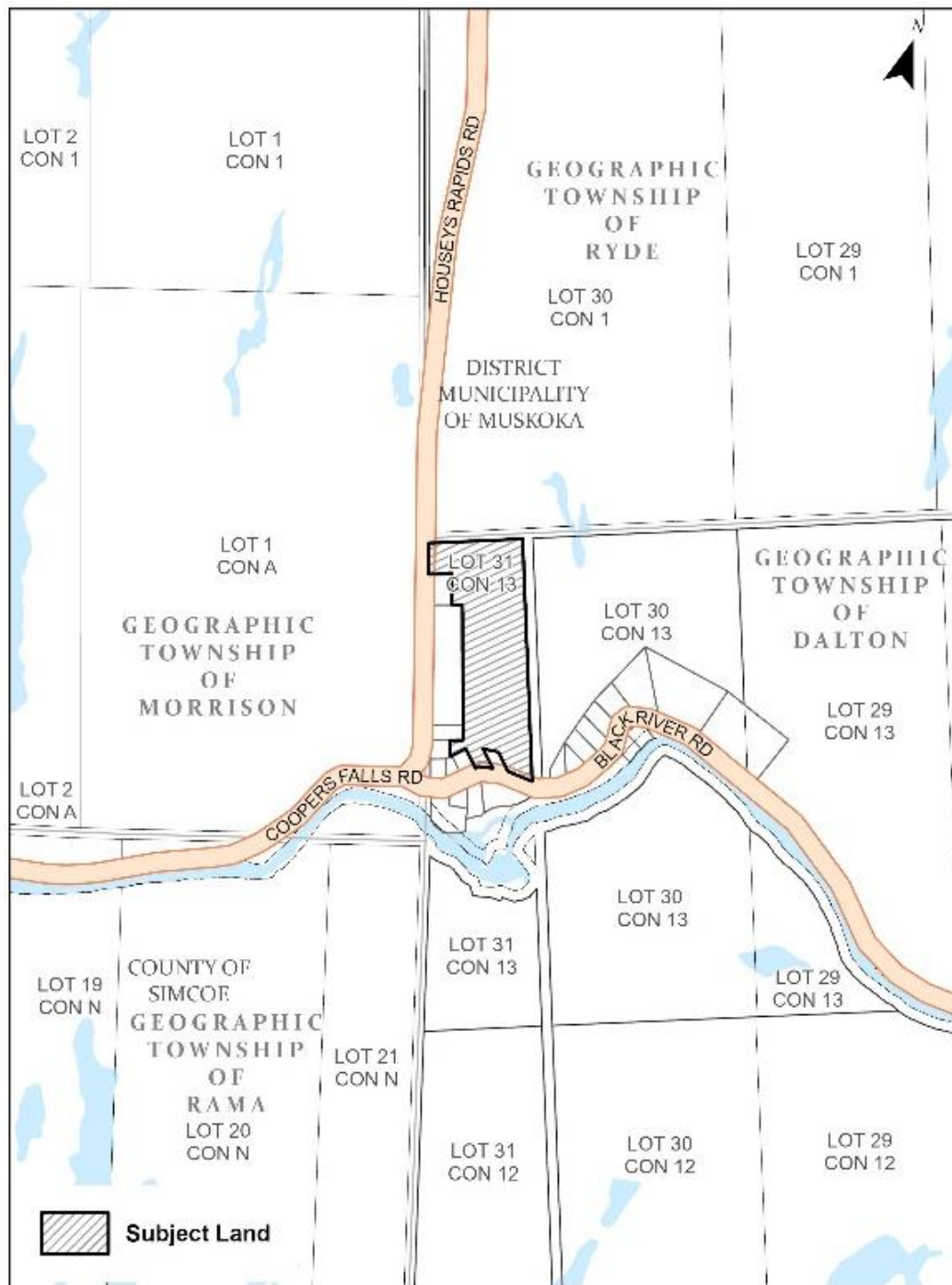
Department Files: D01-2024-008 & D01-2024-023

Schedule 1 – Proposed Concept Plan



Schedule 2 – Site Mapping

Location Map



Official Plan Amendment and Zoning By-law Amendment, 2475 Housey's Rapids Road,
 Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Dalton Township, Kevin M.
 Duguay of KMD Community Planning and Consulting Inc. (Andrew & Carolyn Faria)

Aerial Map



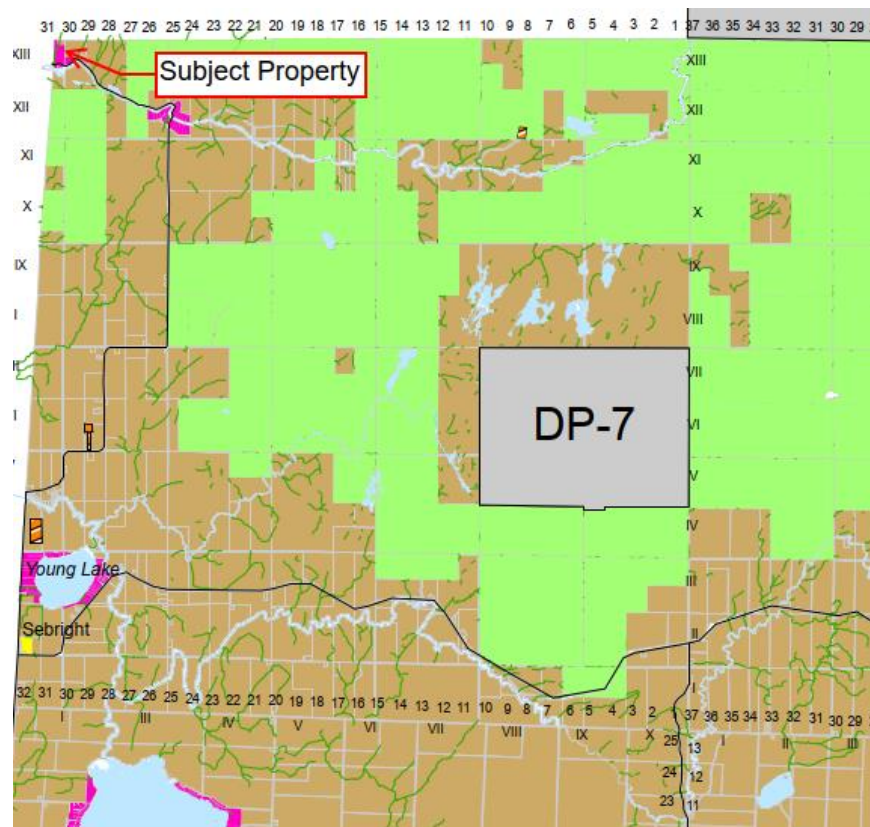
Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

City of Kawartha Lakes Official Plan

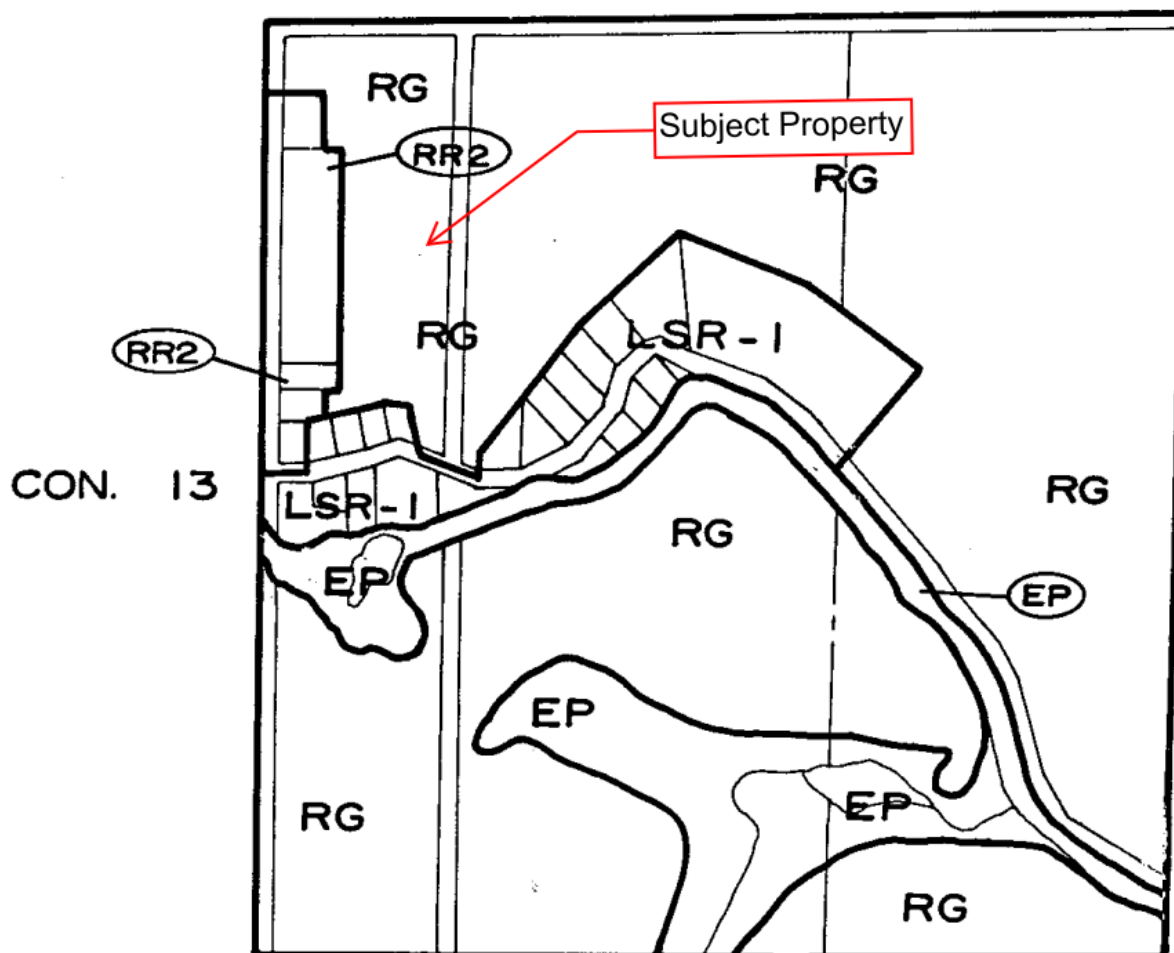
The Official Plan is the City's policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives. The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.



Township of Dalton Zoning By-Law 10-77

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The Subject Land is currently zoned 'Rural General (RG) Zone' and 'Limited Service Residential Exception One (LSR-1) Zone' as indicated in the following schedule:



Planning Advisory Committee Report

Report Number:	PLAN2025-003
Meeting Date:	January 15, 2025
Title:	Official Plan Amendment and Zoning By-law Amendment, 4 Riverwood Park Road (57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops), Kevin M. Duguay Community Planning and Consulting Inc. c/o Kevin M. Duguay
Description:	Application to amend the City of Kawartha Lakes Official Plan and the Township of Ops Zoning By-law 93-30 to facilitate the development of a motor vehicle dealership and an enclosed self-storage facility
Type of Report:	Information Report for the purposes of the statutory Public Meeting under sections 22 and 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Raphael Romeral, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-003 **Official Plan Amendment and Zoning By-law Amendment, 4 Riverwood Park Road (57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops), Kevin M. Duguay Community Planning and Consulting Inc. c/o Kevin M. Duguay** be received for information.

Application Summary:

The applicant is seeking to develop a self-storage facility and motor vehicle sales facility¹. An Official Plan Amendment to amend the City of Kawartha Lakes Official Plan (CKLOP) is needed to redesignate a portion of the Subject Lands from 'Rural' to 'Highway Commercial Exception' designation.

An amendment is also needed to permit a self-storage facility within the 'Highway Commercial Zone' in the Township of Ops Zoning By-law 93-30 to facilitate the proposal.

Owner:	Eatson Properties Inc.
Applicant:	Kevin Duguay, Kevin M. Duguay Community Planning and Consulting Inc.
Property Description²:	Legal Description: 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops Municipal Address: 4 Riverwood Park Road, Lindsay
Official Plan:	'Highway Commercial' and 'Rural' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan
Zoning By-law:	'Highway Commercial (CH) Zone' and 'Agricultural Exception Three (A-3) Zone' (Schedule 'A') in the Township of Ops Zoning By-Law 93-30, as amended
Lot Area:	1.99 ha. (4.94 ac.)
Servicing:	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches/Swales
Access:	Provincial – Highway (Highway 35) Private Right-Of-Way (Riverwood Park Road / Wagstaff Road)

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

Existing Uses:	Rural (Vacant)
Adjacent Uses:	North: Commercial (Motor vehicle sales facility)
	East: Rural (Vacant); and Commercial (vehicle service station)
	South: Commercial (Motor vehicle sales facility); and Residential (Single detached residential dwellings)
	West: Commercial (Commercial Garage with open storage)

Application Process:

The Planning Division received the application submission package on November 15, 2024 which included the following reports and plans in support of the applications:

1. Planning Justification Report, by Kevin M. Duguay Community Planning and Consulting Inc., dated October 10, 2024
2. Zoning bylaw Amendment Application, by Kevin M. Duguay Community Planning and Consulting Inc, dated October 15, 2024
3. Official Plan Amendment Application, by Kevin M. Duguay Community Planning and Consulting Inc, dated October 15, 2024
4. Topographic Survey, prepared by A.R. Wakeling Surveying Technical Surveys, dated January 19, 2023
5. Legal Survey, by Coe Fisher Cameron Land Surveyors, dated May 4 2017
6. Geotechnical Investigation Report; by Cambium Inc; dated October 1, 2024
7. Hydrogeological Assessment, by Cambium Inc, dated October 4, 2024
8. Concept Sewage Design, by Cambium Inc, dated October 4, 2024
9. Traffic Impact Study, by Asurza Engineers; dated March 13, 2024
10. Traffic Impact Study Appendix, by Asurza Engineers; dated March 13, 2024
11. Site Plan, by Engage Engineering Ltd; dated February 23, 2023
12. Preliminary Stormwater Management Report, by Engage Engineering Ltd., dated October 2024
13. Fire Flow Technical Memo, by Engage Engineering Ltd, dated October 4, 2024;
14. Phase II Environmental Site Assessment, by Cambium Inc, dated September 2, 2002
15. Agricultural Impact Brief and Minimum Distance Separation Review, by Clark Consulting Services, dated January 19, 2023
16. Geotechnical Investigation & Installation of Monitoring Wells by AME Materials Engineering, dated December 6, 2019

Staff deemed the applications 'complete' under the requirements of the Planning Act on November 27th 2024, and initiated Agency consultation on November 27th 2024 with a requested review period of the application submission package by December 11, 2024. All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the application through a newspaper publication of the Notice of Public Meeting on December 26th 2024.

As part of the application review, Planning Staff have provided the applicant with comments to address as it relates to the initial applications. Specifically staff note that the Property has outstanding comments as it relates to archeological potential on the site and is pending further comments from the MTO as the Property is located within a permit controlled area. Once these matters have been addressed the applications can be returned to PAC.

Application Review³:

Planning staff are reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the applications, for consistency with provincial policies (including the Provincial Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Official Plan must be consistent with applicable provincial policies, and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was issued through a newspaper publication, and City Departments that may have an interest in the applications. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Other Alternatives Considered:

The final Preconsultation Report was circulated on August 12, 2022.

Conclusion:

Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

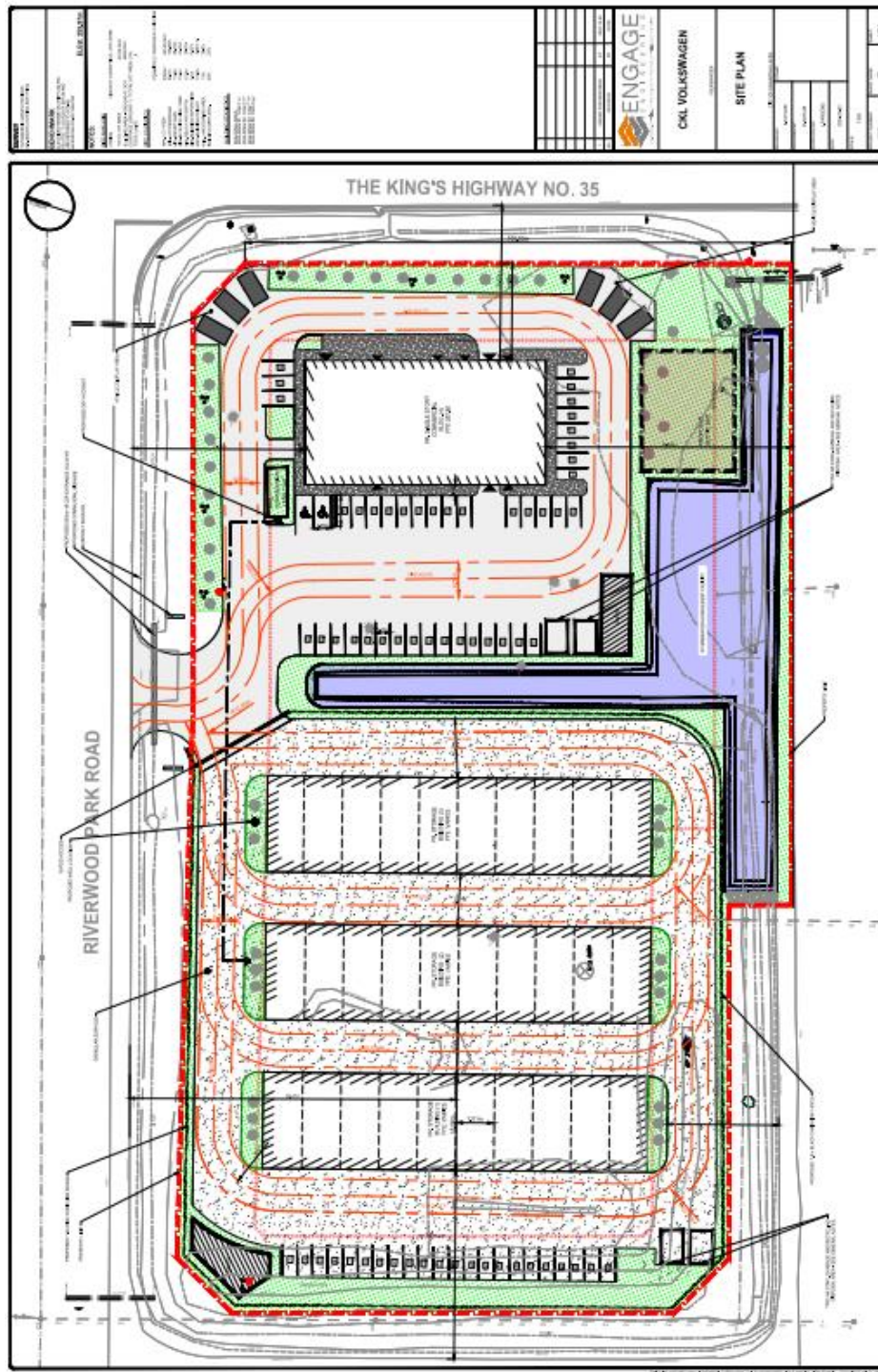
Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

Department File: D01-2024-009 and D06-2024-024

Planning Advisory Committee Report

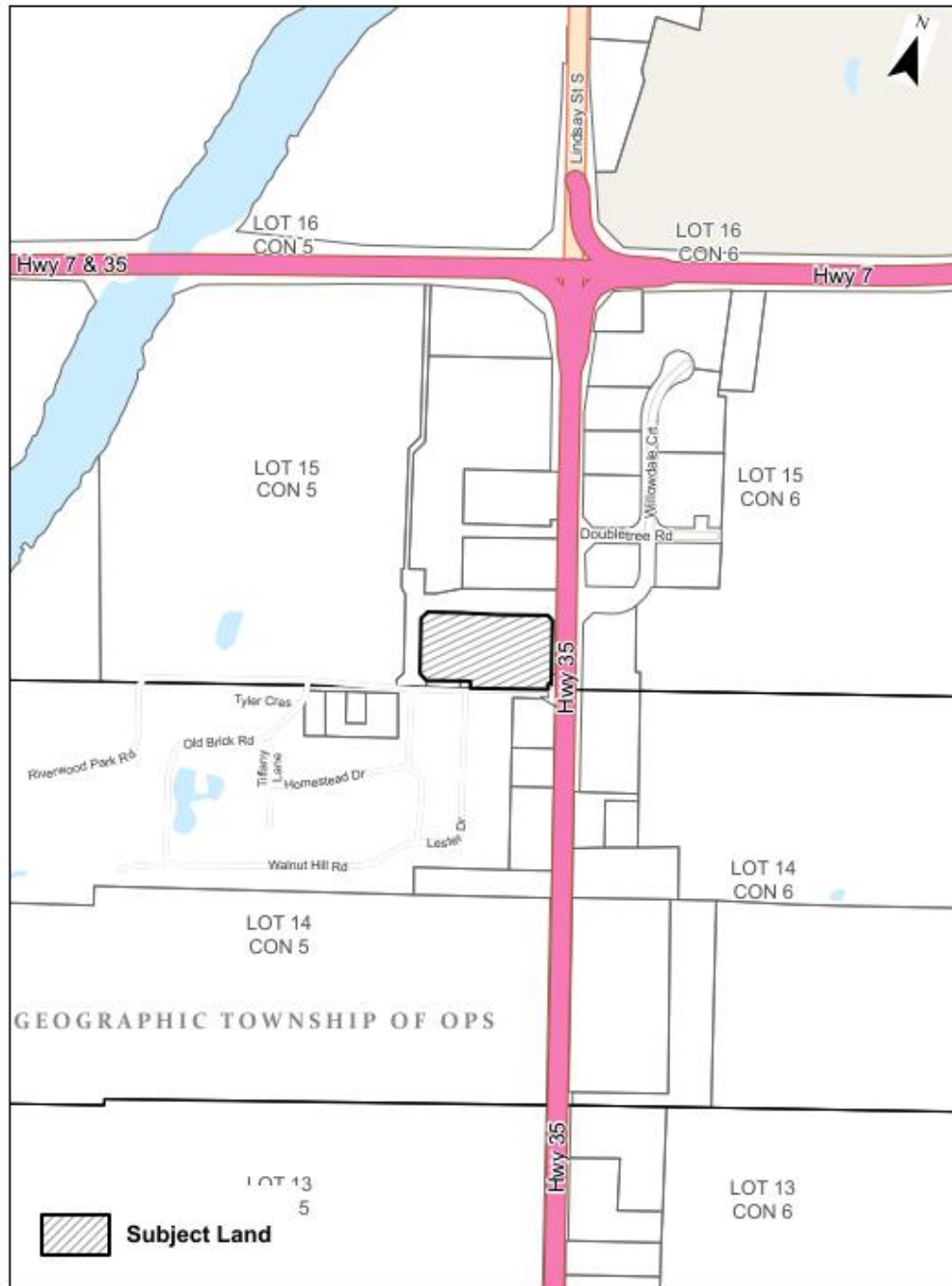
Schedule 1 – Proposed Concept Plan



Planning Advisory Committee Report

Schedule 2 – Site Mapping

Location Map



Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

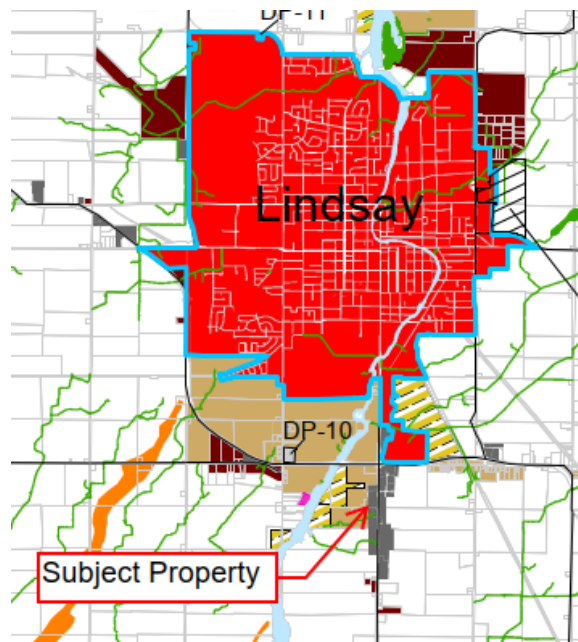
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

City of Kawartha Lakes Official Plan

The Official Plan is the City's policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.

The lands are within the 'Highway Commercial' and 'Rural' designations in Schedule A-3 of the City of Kawartha Lakes Official Plan.



The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

Planning Advisory Committee Report

Report Number:	PLAN2025-004
Meeting Date:	January 15, 2025
Title:	Official Plan Amendment and Zoning By-Law Amendment, (Part lot 20, Concession 4, Former Geographic Township of Emily), 54 Loop Line, Diana Keay
Description:	To amend the City of Kawartha Lakes Official Plan and Township of Emily Zoning By-law to facilitate one new rural residential lot in the Rural designation via a future consent application.
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 22 and 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Harane Jegatheswaran, Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-004, **Official Plan Amendment and Zoning By-Law Amendment, (Part lot 20, Concession 4, Former Geographic Township of Emily), 54 Loop Line, Diana Keay** be received for information.

Department Head: _____

Application Summary:

The applicant is seeking to sever approximately 3.7 ha from the Subject Land to create a new rural residential lot in the Rural designation. The City of Kawartha Lakes Official Plan Rural designation permits a minimum lot size of 40 hectares as per Section 16.3.9. As a result of the severance, both the retained and severed lots will be further reduced (i.e. approximately 31.4 ha retained and 3.7 ha severed). Therefore, an Official Plan Amendment is required.

An amendment to the Township of Emily Zoning By-law 1996-30 is required to rezone the minimum lot frontage (120 metres) to permit the proposed Retained Land reduced frontage (80.1 metre), and to rezone the Severed Land from the 'Agricultural (A)' Zone to 'Rural Residential Type One' Zone to better reflect the use of the Severed Land (Refer to Table 2 in Schedule 3).

Owner:	Marideane Acres Inc, (c/o David Wellman)
Applicant:	D.M. Willis Associates Limited (c/o Diana Keay)
Property Description¹:	Legal Description: Part of E Lot 20, Concession 6, Geographic Township of Emily, City of Kawartha Lakes
	Municipal Address: 54 Loop Line Road
Official Plan:	'Rural', 'Sand and Gravel Resource' and 'Environmental Protection' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan
Zoning By-law:	'Agricultural (A1)' Zone, 'Agricultural Exception Twenty-Three (A1-23)' Zone and 'Environmental Protection (EP)' Zone ('Schedule A') in the Township of Emily Zoning By-Law 1996-30
Lot Area:	Total area of subject lands: 35.1 ha. (32.11 ac.) Total area of proposed severed lands: 3.7 ha. (9.14 ac.) Total area of proposed retained lands: 31.4 ha. (77.59 ac.)

¹ See Schedule 2 – Site Mapping

Servicing:	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches
Access:	Municipal – Local (Loop Line)
Existing Uses:	Residential, Agricultural
Adjacent Uses:	North: Agricultural East: Agricultural, Waterfront, Natural Heritage Feature, Rural South: Agricultural, Rural, Natural Heritage Feature, Residential West: Rural, Residential

Application Process:

The Planning Division received the application submission package on November 4th 2024 that included the following reports and plans in support of the applications:

- Zoning By-Law Amendment Application Forms (separate applications provided for severed and retained parcels);
- Official Plan Amendment Application Form;
- Site Plan, prepared by D.M Wills Associates Limited, dated October 31, 2024; and
- Planning Justification Report, inclusive of an Agricultural Impact Brief, Minimum Distance Separation calculations, Draft Official Plan and Zoning By-law schedules, prepared by D.M Wills Associates Limited, dated November 2024.

Staff deemed the applications 'complete' under the requirements of the Planning Act on November 28th 2024, and initiated Agency consultation on December 2nd 2024, with a requested review period of the application submission package by December 16th 2024. All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the applications through a newspaper publication of the Notice of Public Meeting on December 26th 2024.

Staff are working with the applicant to address the deficiencies within the initial applications as it relates to Planning review comments relative to the Zoning By-law

Amendment. Once these matters have been addressed the applications can be returned to PAC.

Application Review²:

Planning staff are reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Official Plan must be consistent with applicable provincial policies, and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was given through newspaper publication, and to City Departments and agency that may have an interest in the applications. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

Other Alternatives Considered:

The applicant submitted a Consent Inquiry request, and received in response a Letter outlining submission requirements for the Zoning By-Law Amendment and Official Plan Amendment. Due to the list of submission requirements listed in the Letter, and the technical nature of the amendments with development permissions already established as of right, the applicant was exempt from filing a Preconsultation application.

Conclusion:

Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

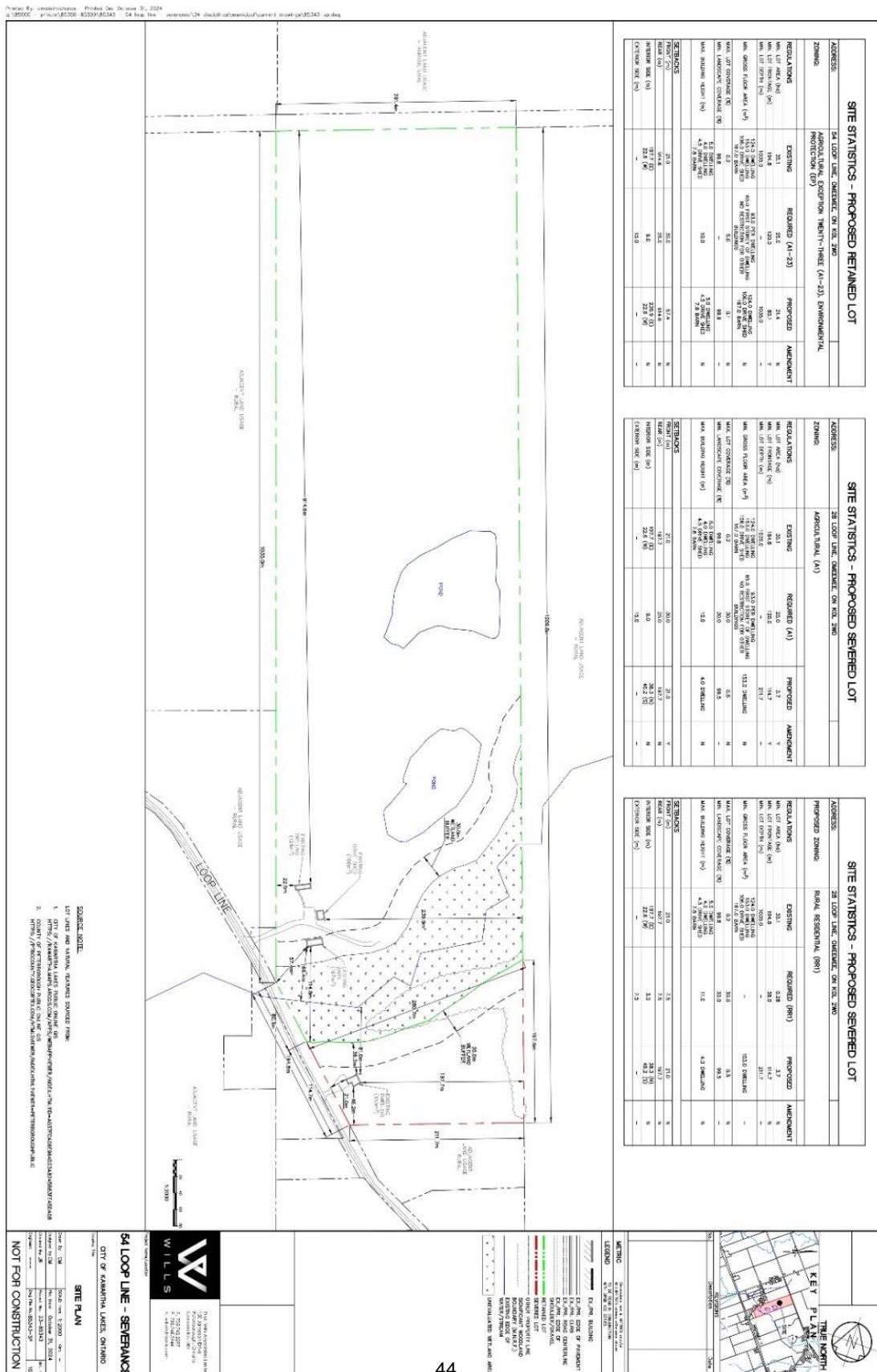
Department Head: Leah Barrie, Director of Development Services

² See Schedule 3 – Provincial and Municipal Land Use Framework

Department Head email: lbarrie@kawarthalakes.ca

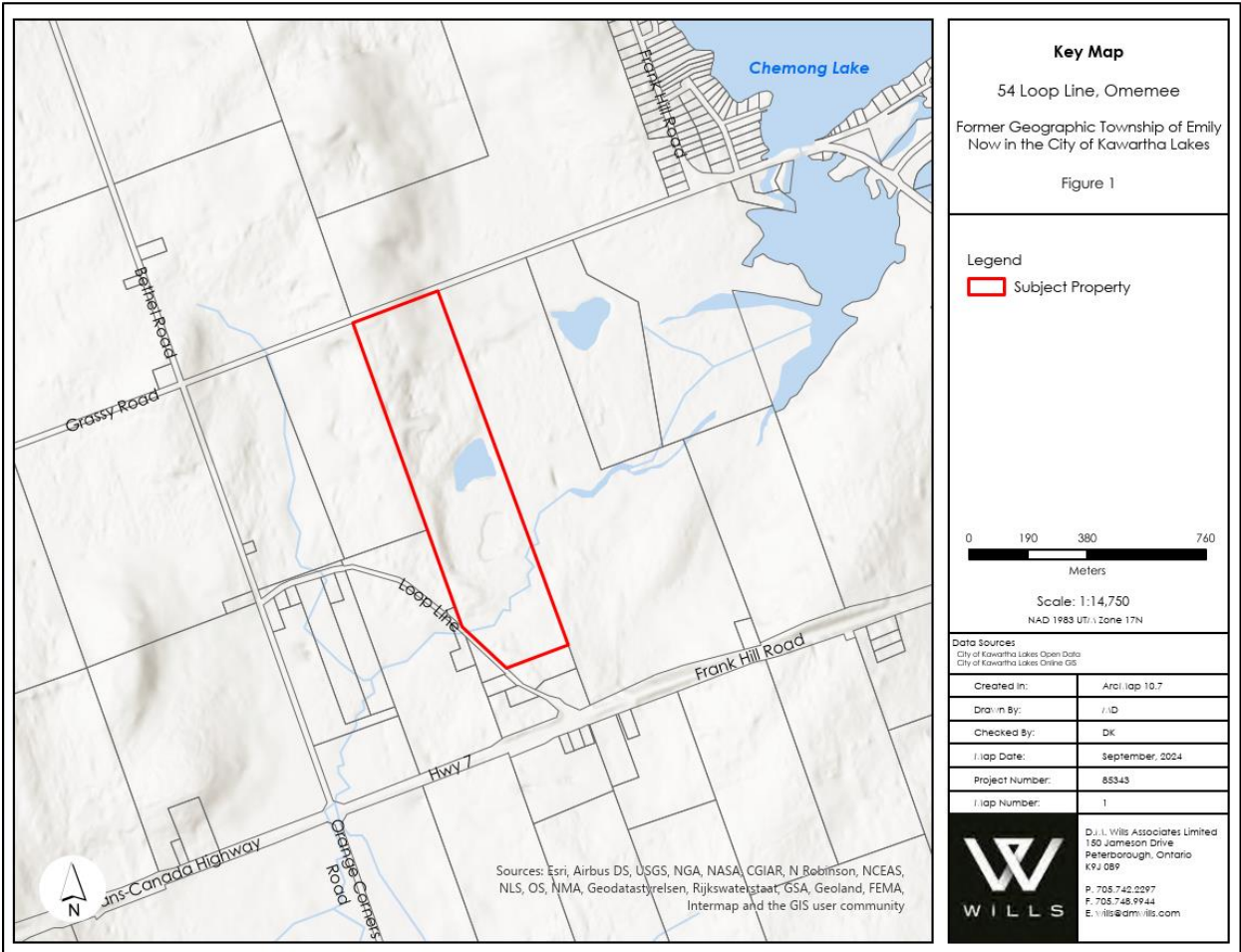
Department File: D01-2024-010 and D06-2024-025

Schedule 1 – Proposed Concept Plan

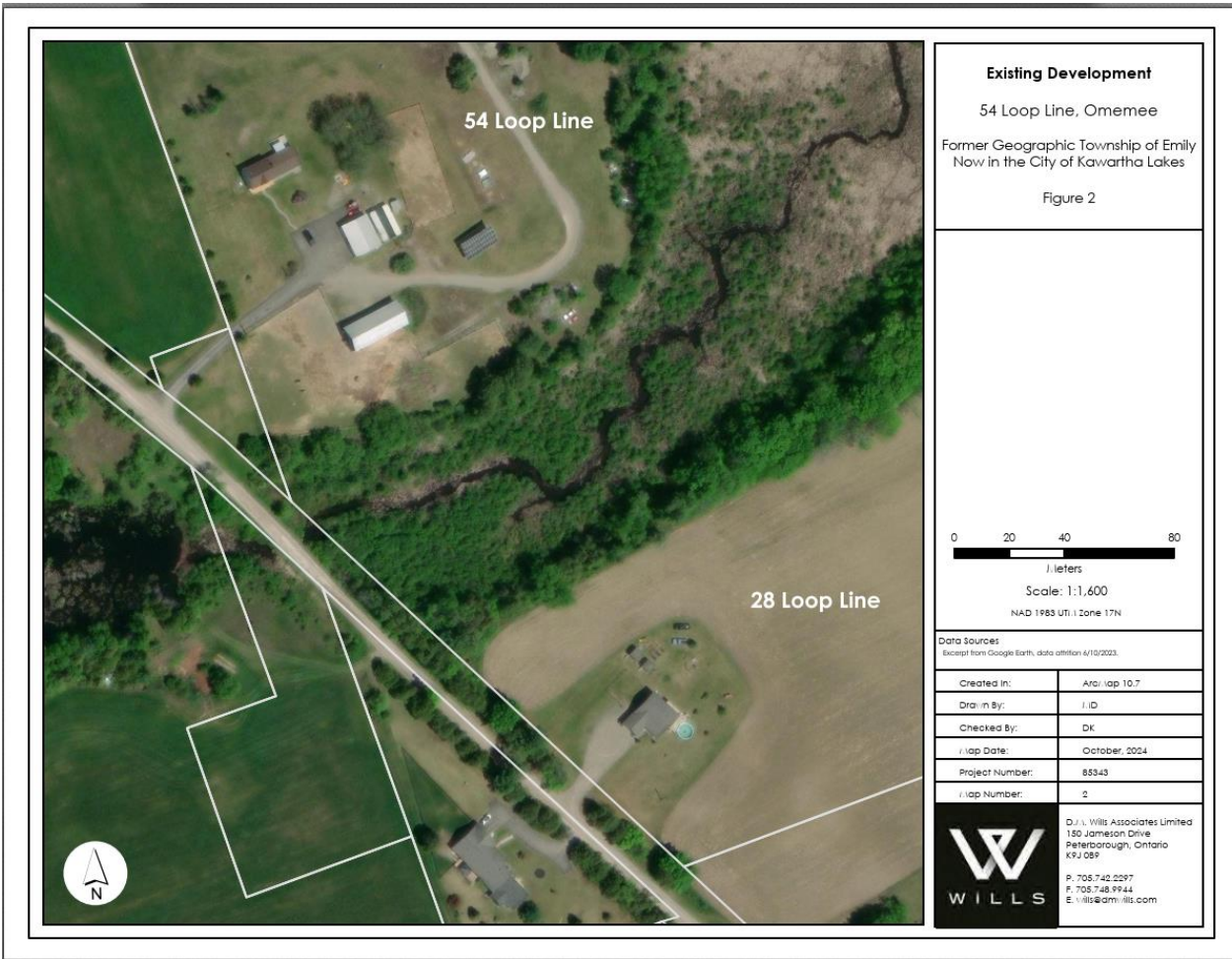


Schedule 2 – Site Mapping

Location Map



Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

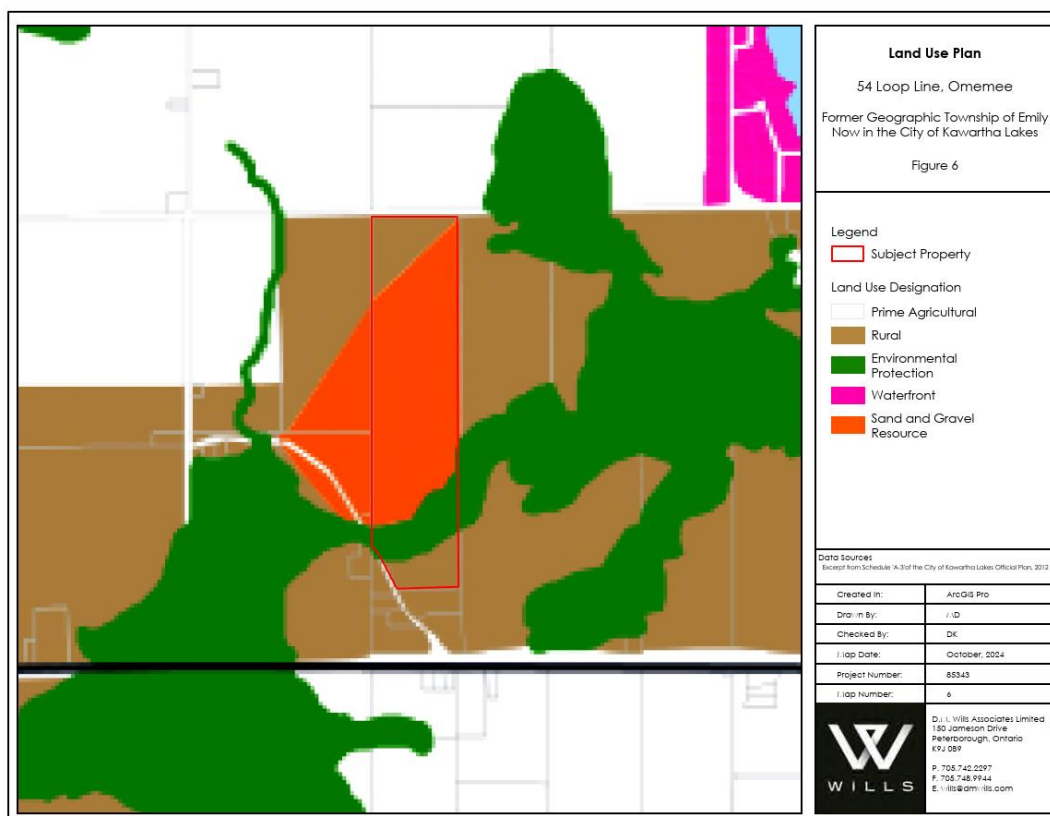
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The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.



Township of Emily Zoning By-law 1996-30

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The subject lands are 'Agricultural (A1)' Zone, 'Agricultural Exception Twenty-Three (A1-23)' Zone and 'Environmental Protection (EP)' Zone.

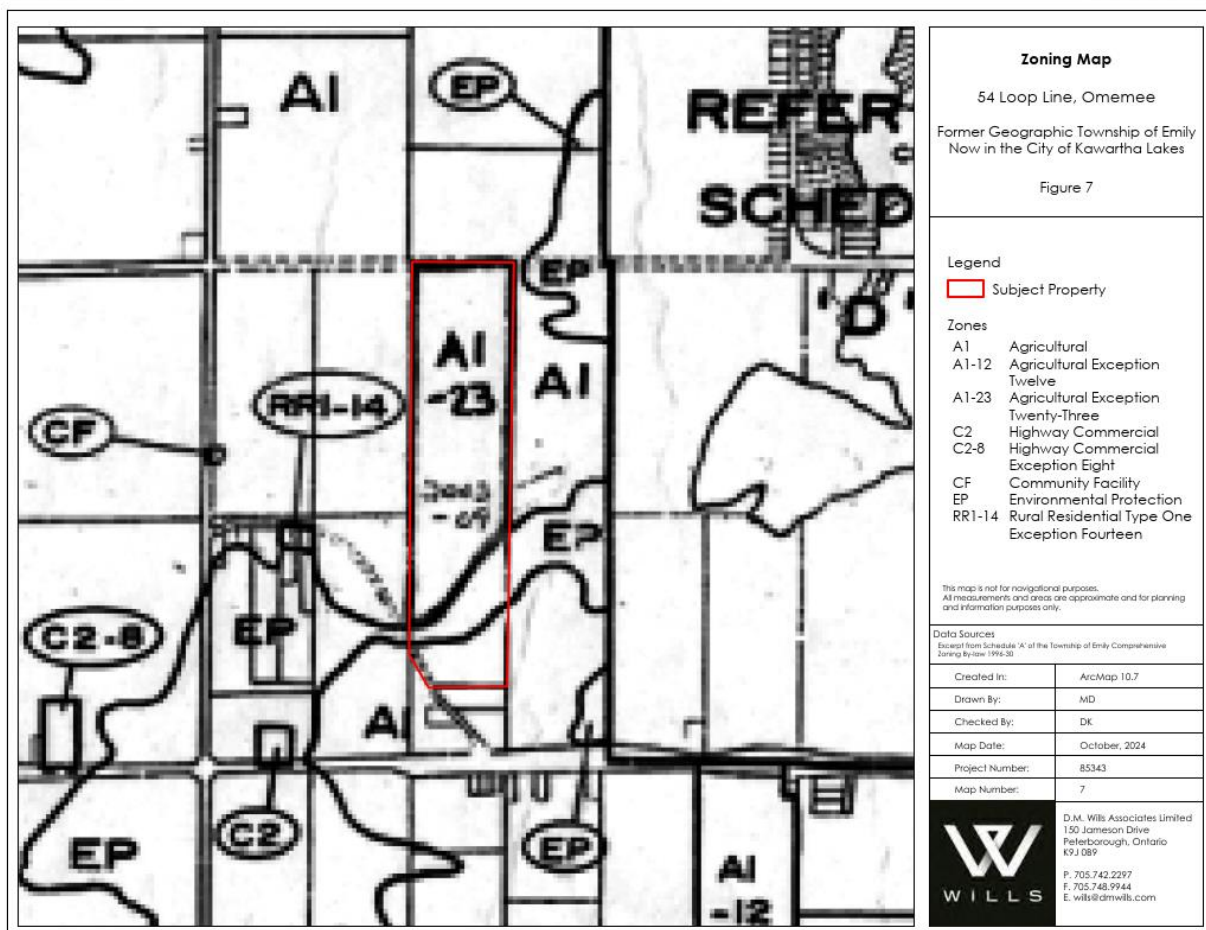


Table 1: Zoning matrix comparing the existing property and proposed retained lot,
prepared by D.M. Willis Associates Limited

SITE STATISTICS – PROPOSED RETAINED LOT				
ADDRESS:	54 LOOP LINE, OMEEMEE, ON K0L 2W0			
ZONING:	AGRICULTURAL EXCEPTION TWENTY-THREE (A1-23), ENVIRONMENTAL PROTECTION (EP)			
REGULATIONS	EXISTING	REQUIRED (A1-23)	PROPOSED	AMENDMENT
MIN. LOT AREA (ha)	35.1	25.0	31.4	N
MIN. LOT FRONTAGE (m)	194.8	120.0	80.1	Y
MIN. LOT DEPTH (m)	1035.0	–	1035.0	–
MIN. GROSS FLOOR AREA (m ²)	124.0 DWELLING 153.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	93.0 PER DWELLING 65.0 FIRST STOREY OF DWELLING NO RESTRICTION FOR OTHER BUILDINGS	124.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	N
MAX. LOT COVERAGE (%)	0.2	5.0	0.1	N
MIN. LANDSCAPE COVERAGE (%)	99.8	–	99.9	–
MAX. BUILDING HEIGHT (m)	5.0 DWELLING 4.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	10.0	5.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	N
SETBACKS				
FRONT (m)	21.0	30.0	57.4	N
REAR (m)	914.6	25.0	914.6	N
INTERIOR SIDE (m)	197.7 (E) 22.6 (W)	9.0	239.9 (E) 22.6 (W)	N
EXTERIOR SIDE (m)	–	15.0	–	–

Table 2: Zoning matrix comparing the existing property and proposed severed lot using the 'Agricultural One' zone, prepared by D.M. Willis Associates Limited

SITE STATISTICS – PROPOSED SEVERED LOT				
ADDRESS:	28 LOOP LINE, OMEEMEE, ON K0L 2W0			
ZONING:	AGRICULTURAL (A1)			
REGULATIONS	EXISTING	REQUIRED (A1)	PROPOSED	AMENDMENT
MIN. LOT AREA (ha)	35.1	25.0	3.7	Y
MIN. LOT FRONTAGE (m)	194.8	120.0	114.7	Y
MIN. LOT DEPTH (m)	1035.0	–	211.7	–
MIN. GROSS FLOOR AREA (m ²)	124.0 DWELLING 153.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	93.0 PER DWELLING 65.0 FIRST STOREY OF DWELLING NO RESTRICTION FOR OTHER BUILDINGS	153.0 DWELLING	N
MAX. LOT COVERAGE (%)	0.2	30.0	0.5	N
MIN. LANDSCAPE COVERAGE (%)	99.8	30.0	99.5	–
MAX. BUILDING HEIGHT (m)	5.0 DWELLING 4.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	10.0	4.0 DWELLING	N
SETBACKS				
FRONT (m)	21.0	30.0	21.0	Y
REAR (m)	197.7	25.0	197.7	N
INTERIOR SIDE (m)	197.7 (E) 22.6 (W)	9.0	38.3 (N) 46.2 (S)	N
EXTERIOR SIDE (m)	–	15.0	–	–

Table 3: Zoning matrix comparing the existing property and proposed severed lot using the 'Rural Residential One' zone, prepared by D.M. Willis Associates Limited

SITE STATISTICS – PROPOSED SEVERED LOT				
ADDRESS:	28 LOOP LINE, OMEEMEE, ON K0L 2W0			
PROPOSED ZONING:	RURAL RESIDENTIAL (RR1)			
REGULATIONS	EXISTING	REQUIRED (RR1)	PROPOSED	AMENDMENT
MIN. LOT AREA (ha)	35.1	0.28	3.7	N
MIN. LOT FRONTAGE (m)	194.8	38.0	114.7	N
MIN. LOT DEPTH (m)	1035.0	–	211.7	–
MIN. GROSS FLOOR AREA (m ²)	124.0 DWELLING 153.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	–	153.0 DWELLING	–
MAX. LOT COVERAGE (%)	0.2	30.0	0.5	N
MIN. LANDSCAPE COVERAGE (%)	99.8	30.0	99.5	–
MAX. BUILDING HEIGHT (m)	5.0 DWELLING 4.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	11.0	4.0 DWELLING	N
SETBACKS				
FRONT (m)	21.0	7.5	21.0	N
REAR (m)	197.7	7.5	197.7	N
INTERIOR SIDE (m)	197.7 (E) 22.6 (W)	3.0	38.3 (N) 46.2 (S)	N
EXTERIOR SIDE (m)	–	7.5	–	–

Planning Advisory Committee Report

Report Number:	PLAN2025-007
Meeting Date:	January 15, 2025
Title:	Zoning By-law Amendment, 139 Verulam Road South, Lindsay (Laz Developments Inc.)
Description:	Amendment to develop 87 townhouse dwelling units accessed by a new private road network, and outdoor amenity area
Type of Report:	Regular Meeting – Returning File
Author and Title:	Matt Alexander, MCIP, RPP, WSP Canada Inc., on behalf of the City of Kawartha Lakes

Recommendation:

That Report **PLAN2025-007, Zoning By-law Amendment, 139 Verulam Road South, Lindsay (Laz Developments Inc.)**, be received;

That a Zoning By-law Amendment, respecting application D06-2023-030 substantially in the form attached as Appendix D to Report PLAN2025-007, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The Zoning By-law Amendment Application pertains to the lot municipally identified as 139 Verulam Road South, in the Town of Lindsay. The application is proposing to rezone the lands in the Town of Lindsay Zoning By-law 2000-75, from the "Future Residential (FR)" Zone to the "Residential Multiple One Special Exception Twenty-Nine (RM1-S29(H))" Zone with a Holding Symbol to facilitate the development of 87 townhouse dwellings, accessed via a future private road network, and an outdoor amenity area.

The applicant has also submitted a Draft Plan of Subdivision Application to implement a development block, which will facilitate future land division through two subsequent planning applications: an exemption from Part Lot Control for the individual townhouse dwelling units and a Common Element Condominium for the private road. The development will also be subject to Site Plan Approval. Staff continue to process the Draft Plan of Subdivision Application through further review at this time.

At the Council meeting of January 30, 2024, Council adopted the following resolution, resulting from the Planning Advisory Committee Recommendation carried at the Statutory Public Meeting held on January 17, 2024;

PAC2024-005/CR2024-019

That Report PLAN2024-004, **Town of Lindsay Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 139 Verulam Road South** (File Number: D01-2023-005, D06-2023-030, D05-2023-009), be received for information; and

That Report PLAN2024-004, Town of Lindsay Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 139 Verulam Road South (File Number: D01-2023-005, D06-2023-030, D05-2023-009), be referred back to staff to address public and agency comments and for further review of the technical studies.

It should be noted that following the initial submission of the applications, which was for a both an Amendment to the Town of Lindsay Official Plan, and the Town of Lindsay Zoning By-law (in addition to the Draft Plan of Subdivision Application), the Town of Lindsay Official Plan was repealed, and the Lindsay Secondary Plan was brought into force and effect. As a result, the Official Plan Amendment to the Town of Lindsay Official Plan is no longer required. The applicable land use designation in the Lindsay Secondary Plan permits the proposed residential use.

It should be further noted that following the initial submission of the application, on August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The proposed residential use is consistent with policies for Housing, Settlement Areas, Sewage, Water and Stormwater, and overall land use compatibility.

Rationale:

The site is within a built boundary and is designated "Residential" in the Lindsay Secondary Plan. The current zoning is "Future Residential" and the applicant proposes to rezone the subject lands to a "Residential Multiple One Special Exception Twenty-Nine (RM1-S29(H))" with a Holding Provision tied to confirmation of servicing allocation, and execution of a subdivision agreement with the City.

Since the Statutory Public Meeting in January 2024, outstanding technical reviews of the submission materials were completed. Following the issuance of all comments to the applicant, the applicant submitted a second submission of the application to resolve engineering, planning and transportation related comments respecting the zoning by-law amendment application. The key issue pertained to available servicing capacity for the proposed development. There is an ongoing Municipal Class Schedule 'B' Environmental Assessment (EA) being undertaken by the City for the Logie Street Sanitary Pumping Station and Ridout Street Sanitary Pumping Station in the area of the subject site. Engineering staff expressed concerns that until the EA is complete, and subsequent design upgrades have been completed, that there is insufficient servicing capacity currently to service the proposed development. It is also noted as a result of this, discussions were had both with the applicant and internally to determine a path forward. These efforts resulted in a recommendation to approve the zoning by-law amendment with a Holding Provision, tied to detailed design and servicing of the draft plan of subdivision application in order to ensure that development of the site does not precede the necessary infrastructure capacity improvements in the area.

It is intended that Staff will continue to work with the applicant to prepare the draft plan of subdivision conditions that will be brought forward for consideration at a later date.

Other Alternatives Considered:

Planning staff believe that in-light of the ongoing EA's, the Zoning By-law Amendment application can still be supported. In discussions with Engineering and Public Works staff, it has been proposed that a Holding Provision be implemented with the Zoning By-law Amendment to ensure that the development does not precede the required infrastructure improvements downstream. Detailed design considerations can be addressed during the subdivision process following completion of the EA.

Alignment to Strategic Priorities:

For reference the four strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

Approval of this Zoning By-law Amendment would align with an exceptional quality of life by providing diversity in housing options for the community. If approved, this proposal will help the City achieve its target of constructing 6,500 housing units by 2031, as stated in the Housing Pledge adopted by Council on November 21, 2023.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Ontario Land Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Consultations:

As required under Section 34 of the Planning Act, notice was distributed to residents within 120 metres of the site, and signage was placed on site to notify interested parties of the Statutory Public Meeting that was held on January 16, 2024. The application was circulated to agencies and City Departments with the first and second submissions of the application. No members of the public submitted comments on the application, or registered to speak at the January 17, 2024 public meeting.

Attachments:

The following attached documents may include scanned images of appendices, maps and photographs. If you require an alternative format, please email Matt Alexander at Matt.Alexander@wsp.com

Appendix A – Location Map



Appendix A

Appendix B – Aerial



Appendix B

Appendix C – Sketch



Appendix C

Appendix D – Draft Zoning By-law Amendment

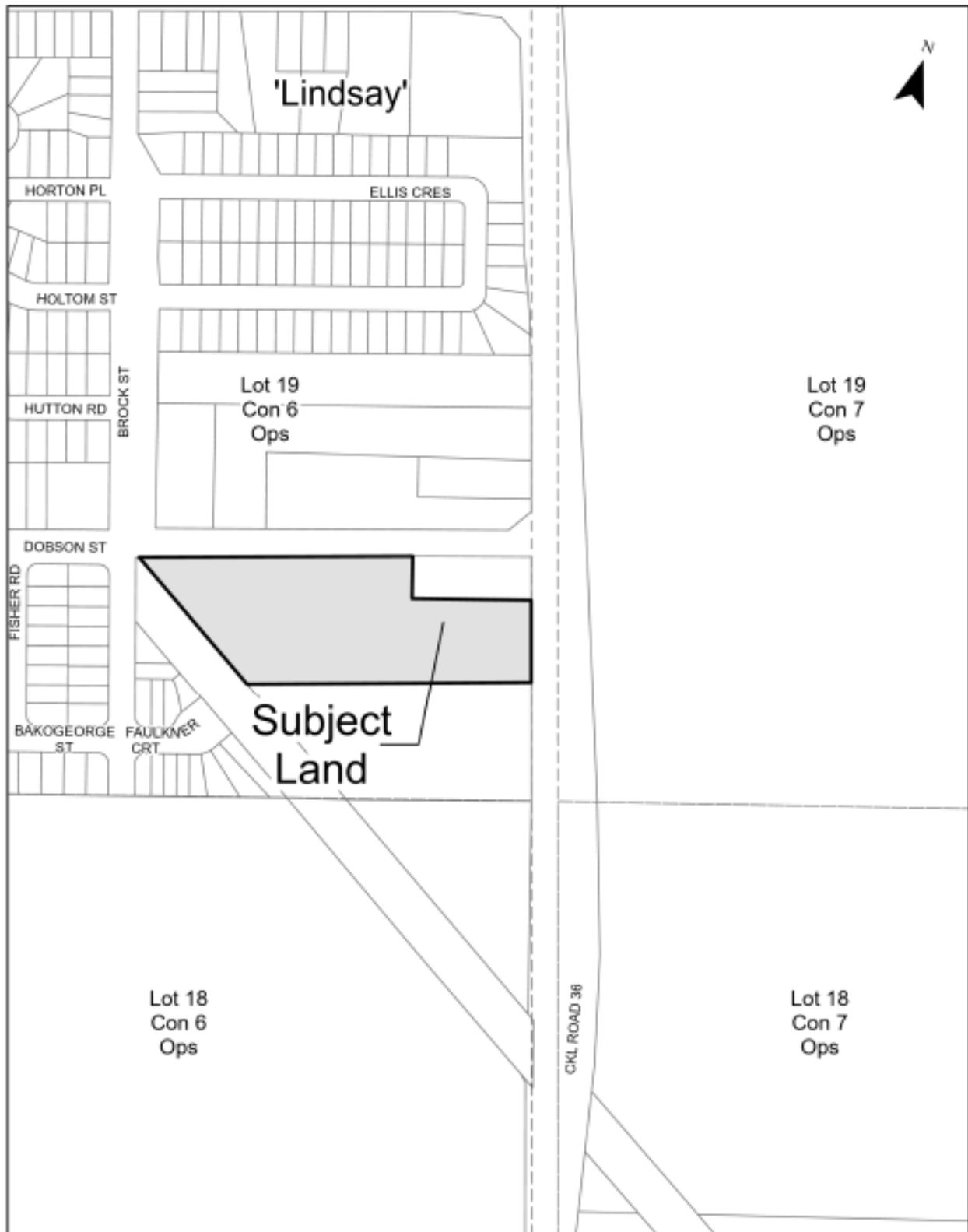


Appendix D

Department Head e-mail: lbarrie@kawarthalakes.ca

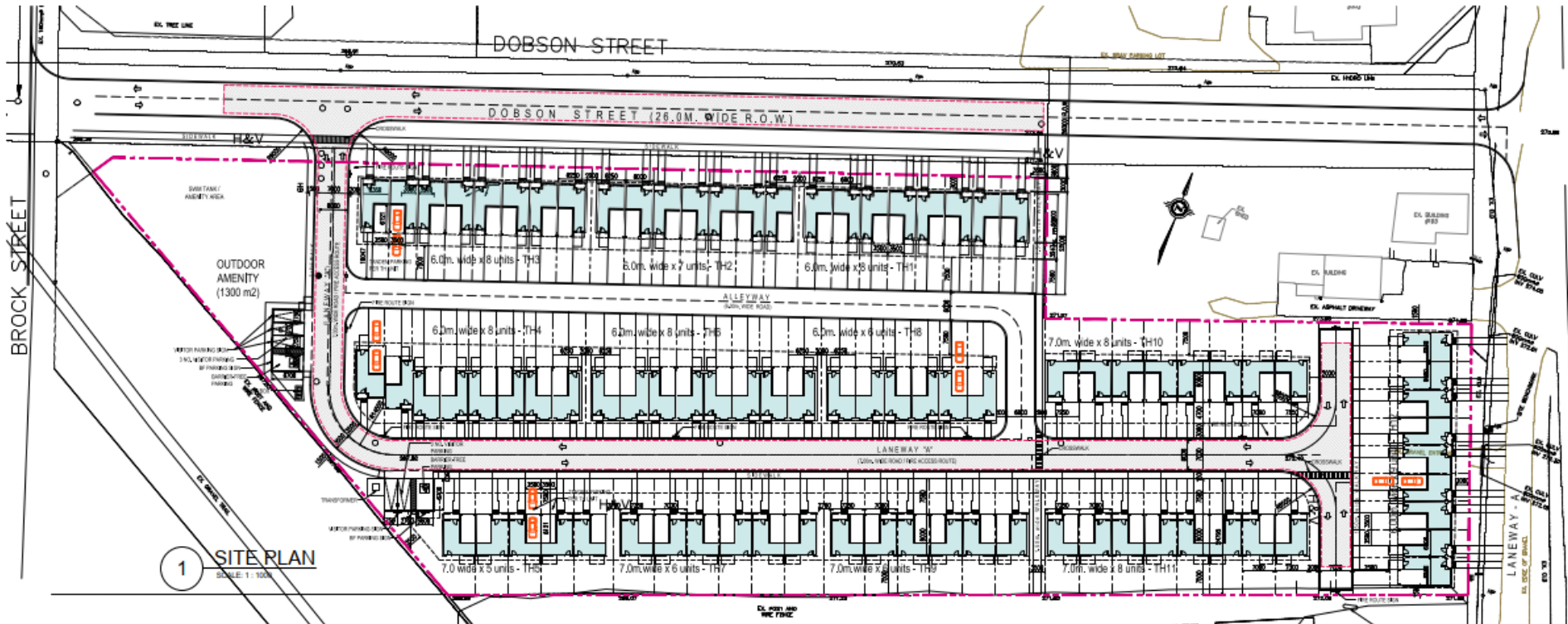
Department Head: Leah Barrie, Director

Department File: D06-2023-030 (D05-2023-009)





Appendix "C"
to
Report PLAN2025-007
File No: D06-2023-030



SITE STATISTICS				
ZONING		RM-1		
LOT AREA		SQ. M.	SQ. FT.	
		21,349.75	229,730	
	QTY.	BLDG. AREA (M²)	GROSS FLOOR AREA	
TOWNHOUSE BLOCK-01	8	504.00	1,512.00	16,275.03
TOWNHOUSE BLOCK-02	7	441.00	1,323.00	14,340.05
TOWNHOUSE BLOCK-03	8	504.00	1,512.00	16,275.03
TOWNHOUSE BLOCK-04	8	504.00	1,512.00	16,275.03
TOWNHOUSE BLOCK-05	5	315.00	945.00	10,171.50
TOWNHOUSE BLOCK-06	8	504.00	1,512.00	16,275.03
TOWNHOUSE BLOCK-07	6	378.00	1,134.00	12,206.27
TOWNHOUSE BLOCK-08	6	378.00	1,134.00	12,206.27
TOWNHOUSE BLOCK-09	6	378.00	1,134.00	12,206.27
TOWNHOUSE BLOCK-10	8	504.00	1,512.00	16,275.03
TOWNHOUSE BLOCK-11	8	504.00	1,512.00	16,275.03
TOWNHOUSE BLOCK-12	8	504.00	1,512.00	16,275.03
TOTAL	87	5,481.00	16,443.00	176,991.02
RATIO TO LOT (%)		0.26	0.774	
SETBACKS		REQUIRED		PROVIDED
FRONT YARD		7.50		3.00
REAR YARD		7.50		7.50
EXTERIOR SIDE YARD		4.00		2.00
INTERIOR SIDE YARD		3.50		1.00
LOT DATA		185.0m²		148.0m² (min)
MINIMUM TOWNHOUSE LOT SIZE		35% (64.75m²)		43% (83.00m²)
MAX. BLDG. AREA %		55% (101.75m²)		125% (189.00m²)
MAX. GFA %		-		13.00%
BUILDING HEIGHT TO ROOF (AT 3 STOREYS)		-		13.00m



2 SITE MAP
SCALE: 1 : 1000

SITE LEGEND	
	PROPERTY LINE
	BLDG. SETBACK LINE
	STREET SIGN
	FIRE ACCESS ROUTE
	DRIVE ROUTE DIRECTION
	PEDESTRIAN CROSSWALK
	COMMUNITY MAILBOX
	EXISTING GRADE
	PROPOSED GRADE
	% SLOPE & DIRECTION
	EASEMENT/BURIAL
	CAR PARKING SPACE (2.75 x 6.75 M)
	CAR PARKING SPACE
	BARrier-FREE PARKING SPACE

NO.	DESCRIPTION / ISSUE / REVISION	DATE	BY
3	ISSUED FOR ZONING APPLICATION (REV. 2)	2024/04/20	AS
2	ISSUED FOR ZONING APPLICATION (REV. 1)	2024/04/15	AS
1	ISSUED FOR ZONING APPLICATION	2023/07/17	AS
NO.	DESCRIPTION / ISSUE / REVISION	YYYY-MM-DD	BY
DRAWINGS ARE NOT TO BE SCALED.			
THIS DRAWING WAS PREPARED FOR SPECIFIC USE OF THE PROJECT AND SITE LISTED IN THIS DRAWING AND IS NOT SUITABLE FOR USE ON DIFFERENT PROJECT OR SITE.			
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO EXECUTION. ONLY ANNOTATED DIMENSIONS ARE TO BE USED. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING.			
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION FOR THIS PROJECT.			

VERULAM TOWNHOUSES SITE DEVELOPMENT		Scale: 1:800	Stamp:
139 VERULAM SOUTH LINDSAY, ON K9V 1B6		Drawn By:	
LAZ DEVELOPMENTS INC.		Checked By: AGS	
Project Number: 2212		Project Number:	
SHEET NUMBER: S100		Sheet Number:	
B SHU ARCHITECT INC. 59 Anacosta Avenue, Scarborough, ON M1L 4M1 Email: bshuarchitect@gmail.com Phone: 647-201-3342			

The Corporation of the City of Kawartha Lakes

By-Law 2025-

A By-law to Amend the Town of Lindsay Zoning By-law No. 2000-75 to Rezone Land within the City Of Kawartha Lakes

[File D06-2023-030, Report PLAN2025-007, respecting PLAN 8P, PART OF PARK LOT LU1, identified as 139 Verulam Road South, Former Town of Lindsay, now City of Kawartha Lakes]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to specific parcels of land to permit residential uses on the subject lands.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-__.

Section 1:00 Zoning Details

1.01 Property Affected: The Property affected by this by-law is described as PLAN 8P, PART OF PARK LOT LU1, identified as 139 Verulam Road South, Former Town of Lindsay, now City of Kawartha Lakes.

1.02 Textual Amendment: By-law No. 2000-75 of the Town of Lindsay is further amended to add the following section to Section 9.3 Special RM1 Zone Requirements:

‘9.3.30 RM1-S29(H)

The lands shown on Schedule A to this By-law shall be deemed to be one lot regardless of the number of buildings and structures erected on a part thereof, and regardless of any conveyances, easements, consents, subdivisions or condominiums made or granted after the date this By-law comes into force and effect:

Notwithstanding the permitted uses and zone requirements of the RM1 zone, on land zoned RM1-S29(H), the following requirements shall also apply:

- the minimum lot area shall be 2.0 ha

- the minimum front yard setback (County Road 36) shall be 3.0m
- the minimum exterior side yard setback shall be 6.0m
- the minimum interior side yard setback shall be 1.5m
- the minimum rear yard setback shall be 3.5m
- the maximum lot coverage for all buildings shall be 40%
- the maximum gross floor area of all buildings as a percentage of the lot area shall not apply

Notwithstanding Section 5.14(e) and (f), for the purpose of the RM1-S29(H) Zone, the landscape buffer requirements shall not apply.

All other provisions of By-law 2000-75 shall continue to apply

Notwithstanding the permitted uses and zone requirements for the RM1 zone, on land zoned RM1-S29(H), the removal of the (H) Holding symbol shall be in accordance with the following:

- The applicant has entered into a subdivision agreement to the City's satisfaction, and;
- The City has confirmed an adequate supply of municipal water and sewer servicing is available to service the subject land.

1.03 Schedule Amendment: Schedule 'A' to By-law No. 2000-75 of the Town of Lindsay is further amended to change the zone category:

From the Future Residential (FR) Zone to the Residential Multiple One Special Exception Twenty-Nine (RM1-S29(H)) with a Holding Provision as shown on Schedule 'A' attached to this By-law.

Section 2:00 Effective Date

2.01 Effective Date: This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Sections 34 and 36 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ___ day of ___, 2025.

Douglas J.F. Elmslie, Mayor

Cathie Ritchie, City Clerk

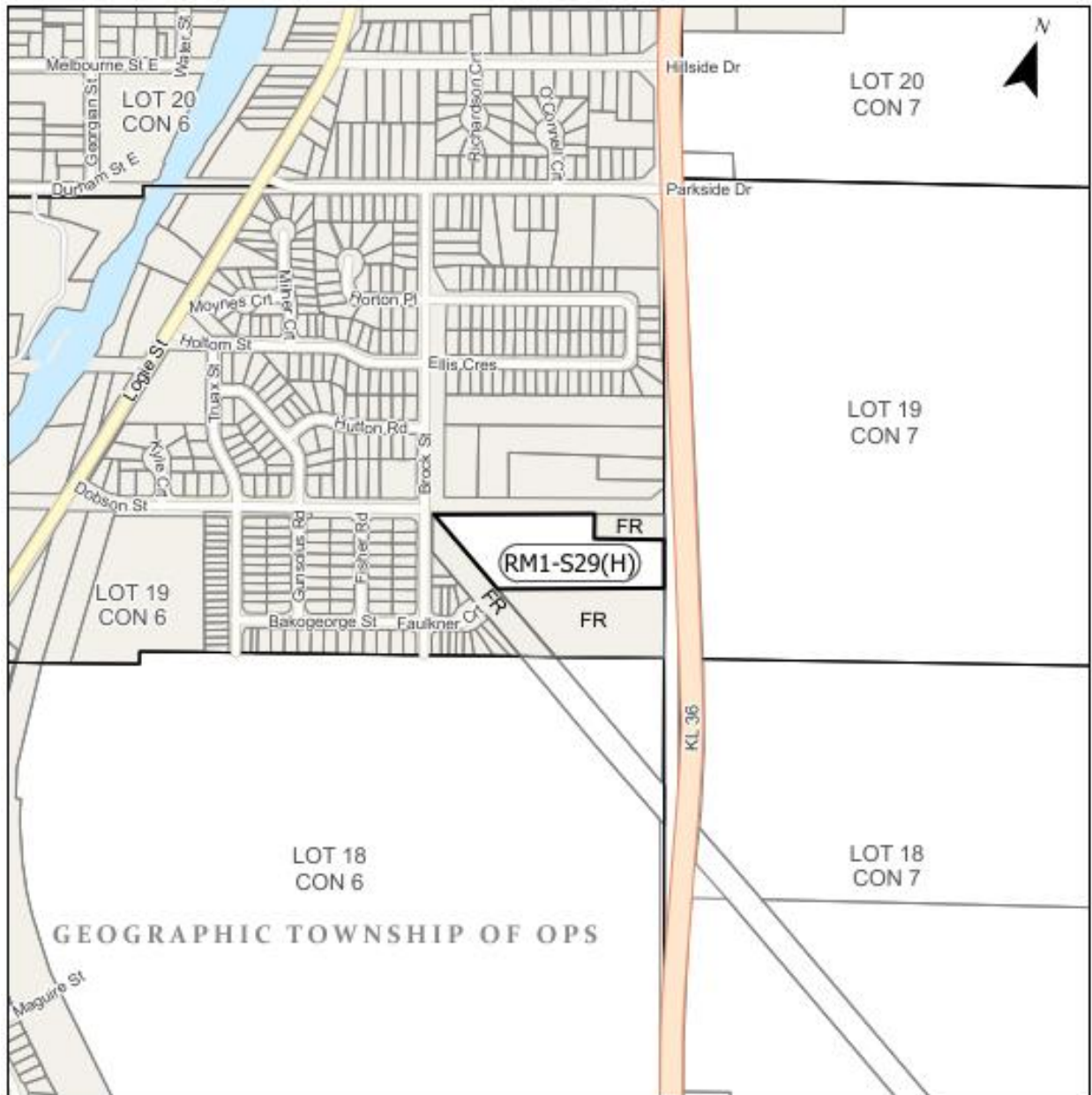
THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____





Planning Advisory Committee Report

Report Number:	PLAN2025-008
Meeting Date:	January 15, 2025
Title:	Zoning By-law Amendment, 10 Northside Road, Emily Twp. (D.G Biddle & Associates Limited)
Description:	Rezoning to facilitate the development of a new detached dwelling on a mainland lot, and a replacement detached dwelling on an island lot D06-2023-025
Type of Report:	Regular Meeting – Returning File
Author and Title:	Matt Alexander, MCIP, RPP, WSP Canada Inc., on behalf of the City of Kawartha Lakes

Recommendation:

That Report **PLAN2025-008**, Township of Emily Zoning By-law Amendment for 10 Northside Road, be received;

That a Zoning By-law Amendment, respecting application D06-2023-025 substantially in the form attached as Appendix D to Report PLAN2025-008, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The Zoning By-law Amendment Application pertains to the lands located at Lot 14 Plan 513 and Part of Lot 18, Concession 9, municipally known as 10 Northside Road, in the Township of Emily. The site is made up of two lots: a mainland lot, and an island lot. The application is proposing to rezone the lands in Township of Emily Zoning By-law from the "Limited Service Residential Exception Four (LSR-4) Zone" to the "Limited Service Residential (LSR) Zone" for the island lot, and "Limited Service Residential Exception Eleven (LSR-11) Zone" for the mainland lot. The application will facilitate the development of two detached dwellings, including one replacement dwelling on the island lot and one new dwelling on the mainland lot.

At the Council meeting of December 12, 2023, Council adopted the following resolution, resulting from the Planning Advisory Committee Recommendation carried at the Statutory Public Meeting held on November 29, 2023.

PAC2023-078/CR2023-663

That Report PLAN2023-066, Township of Emily Zoning By-Law Amendment for 10 Northside Road (D06-2023-025) be received for information; and

That Report PLAN2023-066, Township of Emily Zoning By-law Amendment for 10 Northside Road be referred back to staff to address public and agency comments and for further review of the technical studies.

It should be noted, that following the initial submission of the application, on August 20, 2024 the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The proposed residential use is consistent with policies for Housing, Rural Areas in Municipalities, Sewage, Water and Stormwater, Natural Heritage, and overall land use compatibility.

Rationale:

Both mainland and island parcels are zoned "Limited Service Residential Exception Four (LSR-4)". The parent LSR Zone permits a vacation dwelling or a detached dwelling, amongst other similar residential and accessory uses. The Exception 4 provision permits only buildings that lawfully existed on the day of the passing of the exception. The applicant is proposing to rezone the lands to Limited Service Residential Zone and

Limited Service Residential Exception Eleven (LSR-11) Zone to permit a new dwelling on the mainland lot and replacement dwelling on the island lot.

Since the Statutory Public Meeting in November 2023, technical reviews of the submission materials were completed. The applicant then submitted a second application to address zoning, vegetation impacts, boating channels, and hydrogeological concerns.

Previous concerns related to building height, lot frontage, setbacks, gross floor area have been resolved since the second submission of materials. Additionally, the proposed development on the island lot will preserve vegetation and follow landscaping requirements to maintain privacy and views, as recommended by the environmental impact study (EIS).

A revised hydrogeological report confirmed that the designated sewage system area on the Site Grading Plan meets the requirements for the proposed residential dwelling, satisfying the City of Kawartha Lakes Development Services - Building and Septic Division.

In response to public concerns, the applicant confirmed that the development will not alter the boating channel and that the existing dock will either be used, replaced, or relocated.

These efforts resulted in a recommendation to approve the zoning by-law amendment.

Other Alternatives Considered:

No other alternatives have been considered.

Alignment to Strategic Priorities:

For reference the four strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

Approval of this Zoning By-law Amendment would align with an exceptional quality of life by providing diversity in housing options for the community. If approved, this

proposal will help the City achieve its target of constructing 6,500 housing units by 2031, as stated in the Housing Pledge adopted by Council on November 21, 2023.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Ontario Land Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Consultations:

As required under Section 34 of the Planning Act, the notice was circulated to residents within 120 metres of the site, and signage was placed on site to notify interested parties of the Statutory Public Meeting that was held on November 29, 2023. The application was circulated to agencies and City Departments with the first and second submissions of the application.

Two members of the public provided written correspondence to staff on the proposed development. Their concerns were related to understanding the development potential of the site with regard to servicing, preservation measures that would be taken to preserve the existing vegetation, and impacts on the boating channel during and after construction. The members of the public were notified that the file was returning for a recommendation.

Attachments:

The following attached documents may include scanned images of appendices, maps and photographs. If you require an alternative format, please email Matt Alexander at Matt.Alexander@wsp.com

Appendix A – Location Map



Appendix A

Appendix B – Aerial



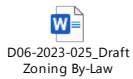
Appendix B

Appendix C – Site Plan



Appendix C

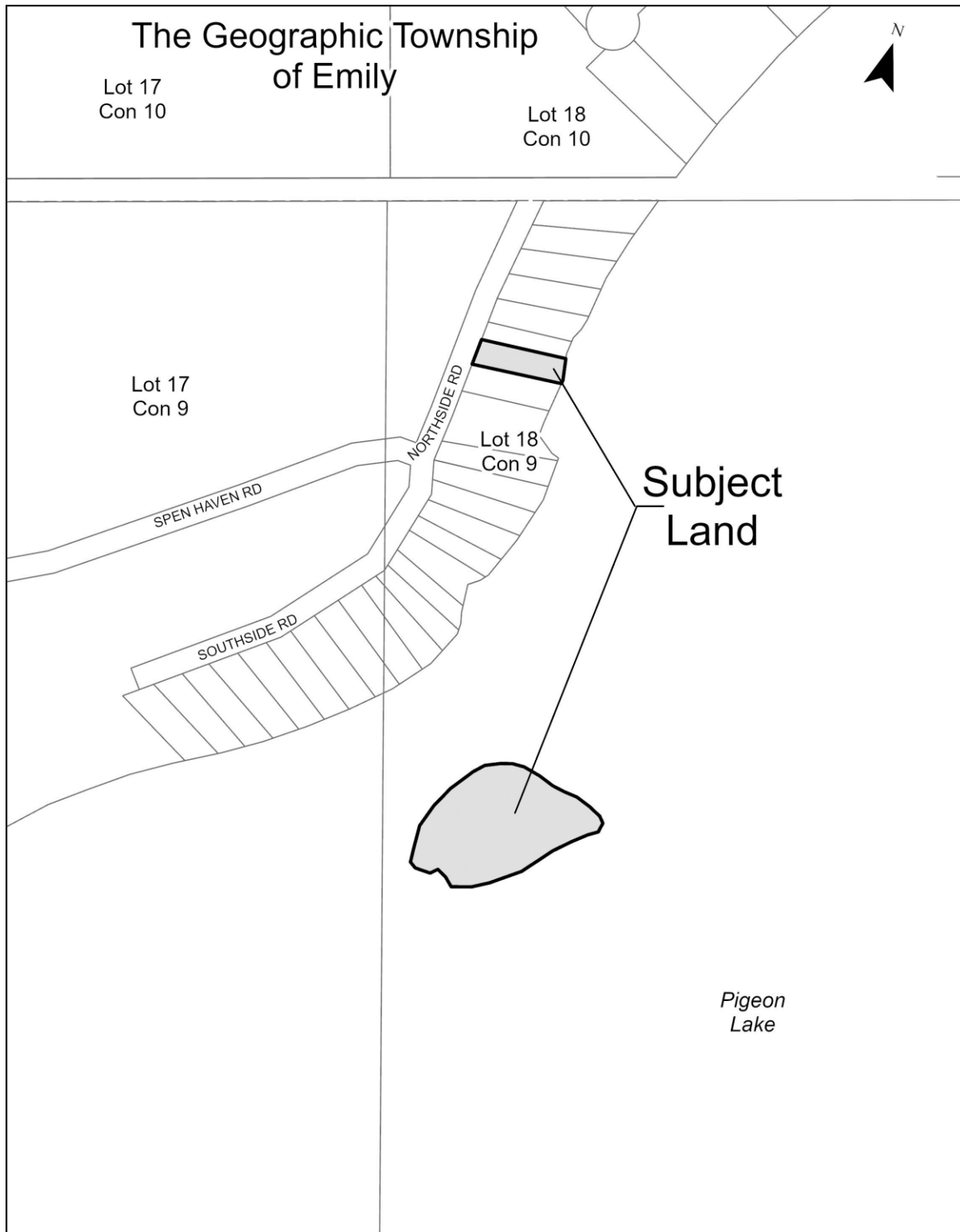
Appendix D – Draft Zoning By-law Amendment



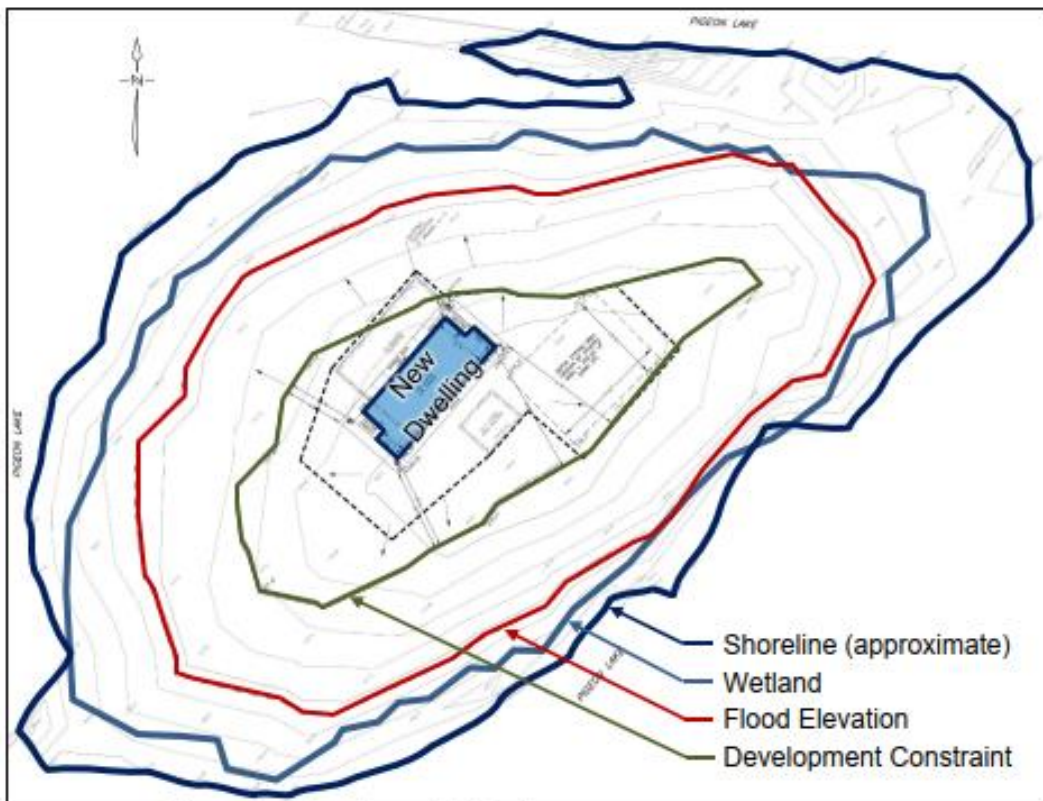
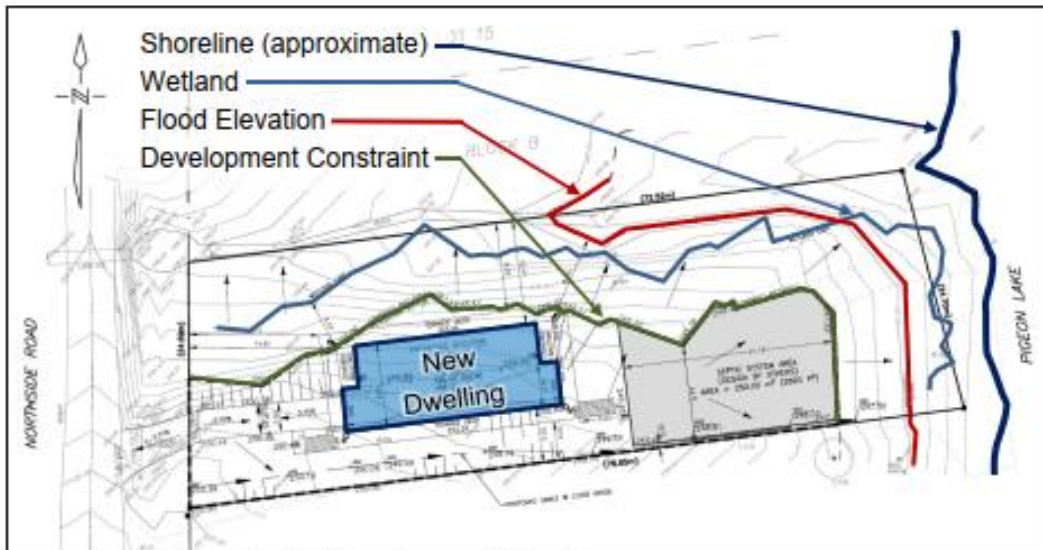
Department Head e-mail: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director

Department File: D06-2023-025







The Corporation of the City of Kawartha Lakes

By-Law 2025 -

A By-law to Amend the Township of Emily Zoning By-law No. 1996-30 to Rezone Land within the City of Kawartha Lakes

[File D06-2023-025, Report PLAN2025-008, respecting land identified as 10 Northside Road and described as Lot 14 Plan 513 and Part Of Lot18, Concession 9, Geographic Township of Emily, now City of Kawartha Lakes]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to specific parcels of land to permit residential uses on the subject lands.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-__.

Section 1:00 Zoning Details

1.01 Property Affected: The Property affected by this by-law is described as Lot 14, Plan 513 and Part of Lot 18, Concession 9, Geographic Township of Emily, identified as 10 Northside Road, City of Kawartha Lakes.

1.02 Textual Amendment: By-law No. 1996-30 of the Township of Emily is further amended to add the following section to subsection 13.3 LIMITED SERVICE RESIDENTIAL EXCEPTION ZONES:

‘13.3.11 LIMITED SERVICE RESIDENTIAL EXCEPTION ELEVEN (LSR-11) ZONE

13.3.11.1 Notwithstanding article 13.2.1.3, on land zoned “LSR-11”, the minimum south interior side yard for a two storey or greater building shall be 4.0m.’

1.03 Schedule Amendment: Schedule 'A' to By-law No. 1996-30 of the Township of Emily, as amended, is further amended to change the zone category:

From the Limited Service Residential Exception Four (LSR-4) Zone to the Limited Service Residential (LSR) Zone; and

From the Limited Service Residential Exception Four (LSR-4) Zone, to the Limited Service Residential Exception Eleven (LSR-11) Zone, as shown on Schedule 'A' attached to this By-law.

Section 2:00 Effective Date

2.01 Effective Date: This By-law shall come into force and effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ____ day of _____, 2025.

Doug J.F Elmslie, Mayor

Cathie Ritchie, City Clerk

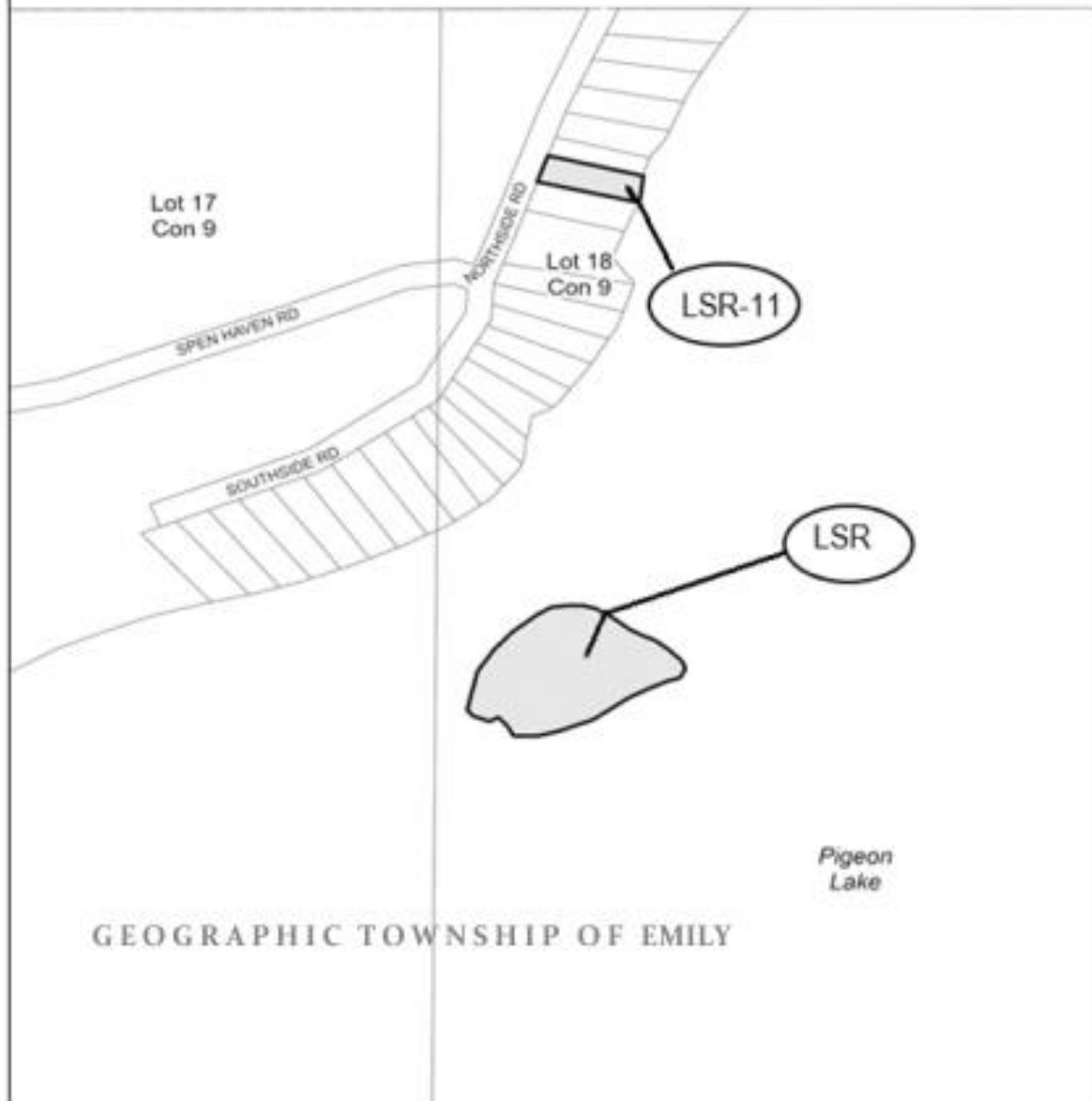
THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____





Planning Advisory Committee Report

Report Number: ENG2025-004
Meeting Date: January 15, 2025
Title: **Assumption of Jennings Creek Subdivision, Phase 1 South, Ops**
Description: Alcorn Drive and Sanderling Crescent
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2025-004, **Assumption of Jennings Creek Subdivision, Phase 1 South, Lindsay**, be received;

That the Assumption of Jennings Creek Subdivision, Phase 1 South, geographic Township of Ops, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2025-004 be approved and adopted by Council; and

That the Mayor and City 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 Dunster Investments Inc. for the Woods of Jennings Creek Subdivision, registered in 2017 as Plan 57M-802, attached as Appendix 'A' for reference. Phasing was established to accommodate Phases 1 South and 1 North (pending additional design details and approvals) through Dunster Investments Inc. and additional lands were identified as future development blocks. Phase 1 South, registered plan 57M-802 includes:

- Lots 37 to 78, both inclusive
- Lots 81 to 96, both inclusive
- Alcorn Drive (specific to Phase 1 South)
- Edgewood Drive (connection to Alcorn Drive)
- Sanderling Crescent (section between existing and Alcorn Drive)
- Stormwater Management Pond Block 98
- Open Space Block 99
- Park Block 101
- Walkway Blocks 103 and 104
- 0.3 metre reserve Blocks 110, 113, and 114
- Pond Access Block 116

This report addresses the components of Phase 1 South, and Report Number ENG-2024-005 will address the components of Phase 1 North (addressed through a separate amending agreement to the subdivision agreement). The additional Blocks of land for future development have been sold and will be reviewed and assumed under separate ownership, amending agreement(s), and process.

Specifically, Block 100, Plan 57M-802 has merged with lands to the north owned by the Tahiliani family. In addition, Blocks 79, 80, 105, and 106, Plan 57M-802 are owned by Regis Homes Limited and are proposed to be developed. Block 107, Plan 57M-802 represents the future eastern extension of Alcorn Drive.

Some infrastructure was installed as part of Phase 1 South to service the phase and will be assumed through this report; however, the future road, Speer Crescent, has not been built to final form and will not be assumed. Access to this assumed municipal infrastructure is granted via an existing easement.

Further to request from the developer, the Engineering and Corporate Assets Department is recommending formal assumption of Alcorn Drive and Sanderling Crescent within the subdivision. Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed in October 2022, and the maintenance period of one year was initiated. All deficiencies identified have been rectified and inspected.

Further, the City has received and reviewed the required information for assumption, including the as built drawings, engineering certification, statutory declaration, re-posting certificate for property bars, and so forth. The assumption submission is acceptable to the City.

Therefore, pursuant to the Subdivision Agreement, and specific to Phase 1 South, it is recommended that the City assume:

- Alcorn Drive, Registered Plan 57M-802, PIN: 63205-1053 (from Angeline Street east to only the east limit of Lots 78 and 81)
- Sanderling Crescent, Registered Plan 57M-802, PIN: 63205-1052 (from Alcorn Drive south to the south limit of Lots 94 and 96)
- Sanderling Crescent 0.3 metre reserve previously dedicated and conveyed to the City through registration of Plan 532, PIN: 63205-0199
- Edgewood Drive 0.3 metre reserve, Reserve C, previously dedicated and conveyed to the City through Registered Plan 514, PIN: 63205-0200
- Stormwater Management Pond, Block 98, Registered Plan 57M-802, PIN: 63205-1031
- Park Block 99, Registered Plan 57M-802, PIN: 63205-1032
- Park Block 101, Registered Plan 57M-802, PIN: 63205-1034 (addition to Mayor James Flynn Park)
- Walkway Blocks 103 and 104, Registered Plan 57M-802, PIN: 63205-1036 and PIN: 63205-1037, respectively
- Pond Access Block 116, Registered Plan 57M-802, PIN: 63205-1049

A formal by-law is required for assumption as presented in the draft by-law attached as Appendix 'B'.

Rationale:

The subdivision is in a condition to be assumed with all deficiencies rectified and confirmed with inspections.

Other Alternatives Considered:

Council could decide not to proceed with assumption of the subdivision; however, this would not be consistent with our commitment through the Subdivision Agreement.

Alignment to Strategic Priorities:

The City's 2024 to 2027 Strategic Plan outlines the following four strategic priorities to achieve:

1. A Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

The assumption of Woods of Jennings Creek Subdivision, Phase 1 South aligns with the City's efforts to provide good government through meeting the commitments in the subdivision agreement with the assumption of municipal infrastructure and assets. Specifically, the stormwater management pond provides for water quality control and a healthy environment, and the park and walkway properties provide for access to an exceptional quality of life.

Financial / Operation Impacts:

Upon assumption of the Woods of Jennings Creek Subdivision, Phase 1 South, the City will be responsible for the general maintenance and operation of the infrastructure, and associated funds will need to be allocated in future budgets.

Through the development of the subdivision, field meetings were held confirming the park requirements and future design of the valley of Jennings Creek. Dunster Investments is making a contribution of \$150,000.00 to the City for future park requirements. This was preferred to trying to finalize the full park design at this time.

Servicing Comments:

The subdivision was serviced in accordance with the approved design. For the Woods of Jennings Creek Subdivision, Phase 1 South, the following assets are eligible for assumption, and the full asset quantity list is attached as Appendix 'C':

The services in the subdivision include:

Alcorn Drive:

Storm Sewer:

- 103 metres of 300mm diameter SDR35 PVC
- 73 metres of 450mm diameter SDR35 PVC
- 315 metres of 600mm diameter Concrete

- 97 metres of 675mm diameter Concrete
- 197 metres of 900mm diameter Concrete
- One culvert - 40 metre long 600mm diameter CSP

Watermain:

- 1080 metres of 200mm diameter DR18 PVC

Roadworks:

- 7395 square metres of asphalt road
- 1770 metres of 1.5 metre wide concrete sidewalk
- 169 metres of 1.8 metre wide concrete sidewalk
- 28 streetlights

Edgewood Drive:

Watermain:

- 9 metres of 200mm diameter DR18 PVC

Roadworks:

- 102 square metres of asphalt road

Sanderling Crescent:

Storm Sewer:

- 40 metres of 300mm diameter SDR35 PVC

Sanitary Sewer:

- 40 metres of 250mm diameter SDR35 PVC

Watermain:

- 50 metres of 200mm diameter DR18 PVC

Roadworks:

- 578 square metres of asphalt road
- 42 metres of 1.5 metre wide concrete sidewalk
- 2 streetlights

Under Easement – Future Speer Crescent:

Storm Sewer:

- 51 metres of 900mm diameter 100D Concrete
- 29 metres of 1050mm diameter 100D Concrete

Watermain:

- 46 metres of 200mm diameter DR18 PVC

Block 103 (Walkway):

Storm:

- 96 metres of 675mm diameter 100D Concrete

Multi-Use Path:

- 42 metres of 3.0 metre wide asphalt

Block 104 (Walkway):

Storm:

- 39 metres of 600mm diameter 100D Concrete

Multi-Use Path:

- 44 metres of 3.0 metre wide asphalt

Stormwater Management (Blocks 98 and 116):

- One landscaped stormwater management pond
- 51 metres of 1050mm diameter 100 D Concrete
- 175 metres of 4 metre wide asphalt walkway/pond maintenance road

Consultations:

Community Services Parks and Recreation Division
Corporate Services Finance Division
Public Works Roads Division

Attachments:

Appendix 'A' - Registered Plan 57M-802 – Woods of Jennings Creek Subdivision



Registered Plan
57M-802.pdf

Appendix 'B' – Draft Assumption By-Law



Draft By-Law.docx

Appendix 'C' – Asset Quantity List



As-Constructed Asset
Quantity Lists.pdf

Department Head email: jrojas@kawarthalakes.ca

Department Head: **Juan Rojas**

ALCON DRIVE 57M-80A LOT 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAN 57M- 80a

1. CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF VICTORIA (No. 57) AT 11:02 AM ON THE 12th DAY OF January 2011 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 6205-083X(1) AND THE REQUIRED CONSENTS ARE: REGISTERED AS PLAN DOCUMENT NO. K121713 REPRESENTATIVE FOR LAND REGISTAR

PLAN OF SUBDIVISION OF PART OF LOT 24 CONGRESSION 5 CITY OF KAWARTHA LAKES

COE, FISHER, CAMERON

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

NOTES

LEGEND

COE FISHER CAMERON

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, C.P.13

THE 22nd day of December 2010

COE FISHER CAMERON

THE 17th day of December 2010

LOT/BLOCK	AREA	COORD	REMARKS
LOT 7	5.00	7.68	N167°33'E
LOT 8	5.00	7.68	N167°33'E
LOT 9	5.00	7.68	N167°33'E
LOT 10	5.00	7.68	N167°33'E
LOT 11	5.00	7.68	N167°33'E
LOT 12	5.00	7.68	N167°33'E
LOT 13	5.00	7.68	N167°33'E
LOT 14	5.00	7.68	N167°33'E
LOT 15	5.00	7.68	N167°33'E
LOT 16	5.00	7.68	N167°33'E
LOT 17	5.00	7.68	N167°33'E
LOT 18	5.00	7.68	N167°33'E
LOT 19	5.00	7.68	N167°33'E
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The Corporation of the City of Kawartha Lakes

By-law 2025-XXX

A By-law to Assume Alcorn Drive, Registered Plan 57M-802, PIN: 63205-1053 (from Angeline Street east to only the east limit of Lots 78 and 81), Sanderling Crescent, Registered Plan 57M-802, PIN: 63205-1052 (from Alcorn Drive south to the south limit of Lots 94 and 95), the Sanderling Crescent 0.3 metre reserve previously dedicated and conveyed to the City through registration of Plan 532, PIN: 63205-0199, and Edgewood Drive 0.3 metre reserve, Reserve C, previously dedicated and conveyed to the municipality upon registration of Plan 514, PIN: 63205-0200, and to Assume the Stormwater Management Pond, Block 98, Registered Plan 57M-802, PIN: 63205-1031, and to Assume Park Blocks 99 and 101, PIN: 63205-1032 and PIN: 63205-1034, respectively, Walkway Blocks 103 and 104, PIN: 63205-1036 and PIN: 63205-1037, respectively and Pond Access Block 116 Registered Plan 57M-802, PIN: 63205-1049, 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 Alcorn Drive and Sanderling Crescent, Registered Plan 57M-802, Geographic Township of Ops, the Corporation of the City of Kawartha Lakes as public highway in the City of Kawartha Lakes.
3. Council now deems it desirable to assume the Stormwater Management Pond and Access Block, Park Blocks, and Walkway Blocks for Phase 1 South, Registered Plan 57M-802, Geographic Township of Ops, in the City of Kawartha Lakes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-XXX.

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 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

2.01 Assumption: The following highways, stormwater management blocks, walkway blocks, and park blocks are assumed by the City:

- a) The road known as Alcorn Drive, Plan 57M-802, from Angeline Street east to only the east limit of Lots 78 and 81), Geographic Township of Ops, City of Kawartha Lakes
- b) The road known as Sanderling Crescent, Plan 57M-802, from Alcorn Drive south to the south limit of Lots 94 and 96), Geographic Township of Ops, City of Kawartha Lakes
- c) The Sanderling Crescent 0.3 metre reserve, Plan 532, Geographic Township of Ops, City of Kawartha Lakes
- d) The Edgewood Drive 0.3 metre reserve, Plan 514, Geographic Township of Ops, City of Kawartha Lakes

- e) The stormwater management pond, Block 98 and pond access, Block 116, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes
- f) The park blocks, Block 99 and Block 101, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes
- g) The walkway blocks, Block 103 and Block 104, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes

Section 3.00: Effective Date

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 January, 2025.

Douglas J.F. Elmslie, Mayor

Cathie Ritchie, City Clerk

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024

Name of Road/Street/Drive etc.:	Alcorn Drive
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Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	103
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	73
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	315
675 mm 100D Conc. Sewer	m	97
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	197
1050 mm 100D Conc. Sewer	m	n/a
600 mm CSP Culvert	m	40
300 mm SDR 35 PVC RLCB Lead	m	165
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	9
1500mm ø MH (OPSD:701.011)	ea.	5
1200mm ø CBMH (OPSD:701.011)	ea.	1
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	26
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	1
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	1
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	4
Concrete Headwall (OPSD:804.04/804.05)	ea.	1
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Muncipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	1080
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	13
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	7
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	870
Width of Road (E/P - E/P)	m	8.5
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	1770
1.8 m Concrete Sidewalk (OPSD: 310.020)	m	169
3.0 m Multi-Use Pathway (CKL-413)	m	n/a
Single Stage Concrete Barrier Curb and Gutter (OPSD: 600.040)	m	2198
Street Lighting	ea.	28

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1 S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024

Name of Road/Street/Drive etc.:	Edgewood Drive
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Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	n/a
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
500 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	9
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	1
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	12
Width of Road (E/P - E/P)	m	8.5
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
3.0 m Multi-Use Pathway (CKL-413)	m	n/a
Concrete Barrier Curb with Standard Gutter (OPSD: 600.070)	m	18.0
Street Lighting	ea.	n/a

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1 S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024

Name of Road/Street/Drive etc.:	Sanderling Crescent
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Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	40
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	n/a
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
500 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	1
1500mm ø MH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	2
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	40
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	1

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	50
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	1
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	68
Width of Road (E/P - E/P)	m	8.5
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	42
3.0 m Multi-Use Pathway (CKL-413)	m	n/a
Single Stage Concrete Barrier Curb and Gutter (OPSD: 600.040)	m	104
Street Lighting	ea.	2

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1 S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024

Name of Road/Street/Drive etc.:	Speer Crescent
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Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	n/a
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	51
1050 mm 100D Conc. Sewer	m	29
500 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	1
600 x 1450mm Double Catch Basin Man Hole (OPSD:705.020)	ea.	1
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	n/a
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	46
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	1
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	1
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
3.0 m Multi-Use Pathway (CKL-413)	m	n/a
Single Stage Concrete Barrier Curb and Gutter (OPSD: 600.040)	m	n/a
Street Lighting	ea.	n/a

As-Constructed Asset Quantity List		
Subdivision:	The Woods of Jennings Creek Phase 1 S	
Engineer of Record:	Greck & Associates Ltd.	
Date:	Wednesday, September 25, 2024	
Name of Road/Street/Drive etc.:	Block 98	
Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	n/a
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	n/a
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	1
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	n/a
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	n/a
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
4.0 m Asphalt Walkway / Pond Maintenance Road	m	175
Concrete Barrier Curb with Standard Gutter (OPSD: 600.070)	m	n/a
Street Lighting	ea.	n/a

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1 S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024
Name of Road/Street/Drive etc.:	Block 103

Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	n/a
675 mm 100D Conc. Sewer	m	96
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
500 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	1
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	1
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	1
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	n/a
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	n/a
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
3.0 m Multi-Use Pathway (CKL-413)	m	42
Concrete Barrier Curb with Standard Gutter (OPSD: 600.070)	m	n/a
Street Lighting	ea.	n/a

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1 S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024

Name of Road/Street/Drive etc.:	Block 104
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Asset	Unit	Quantity
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Storm Sewer

300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	39
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	n/a
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	1

Sanitary Sewer

200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Muncipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	n/a
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	n/a
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
3.0 m Multi-Use Pathway (CKL-413)	m	44
Concrete Barrier Curb with Standard Gutter (OPSD: 600.070)	m	n/a
Street Lighting	ea.	n/a

As-Constructed Asset Quantity List

Subdivision:	The Woods of Jennings Creek Phase 1 S
Engineer of Record:	Greck & Associates Ltd.
Date:	Wednesday, September 25, 2024

Name of Road/Street/Drive etc.:	Block 116
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Asset	Unit	Quantity
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Storm Sewer

300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	n/a
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	51
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	n/a
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	n/a

Sanitary Sewer

200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Muncipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	n/a
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	n/a
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
4.0 m Asphalt Walkway / Pond Maintenance Road	m	55
Concrete Barrier Curb with Standard Gutter (OPSD: 600.070)	m	n/a
Street Lighting	ea.	n/a



Planning Advisory Committee Report

Report Number: ENG2025-005
Meeting Date: January 15, 2025
Title: **Assumption of Jennings Creek Subdivision, Phase 1 North, Ops**
Description: Claxton Crescent and Springdale Drive
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2025-005, **Assumption of Jennings Creek Subdivision, Phase 1 North, Ops**, be received;

That the Assumption of Jennings Creek Subdivision, Phase 1 North, geographic Township of Ops, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix 'A' to Report ENG2025-005 be approved and adopted by Council; and

That the Mayor and City 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 Dunster Investments Inc. for the Woods of Jennings Creek Subdivision, registered in 2017 as Plan 57M-802, in the geographic Township of Ops and attached as Appendix 'A'. In 2019, an Amendment to the Subdivision Agreement was registered, specific to the Phase 1 North of the subdivision. Phase 1 North includes:

- Lots 1 to 36, both inclusive
- Claxton Crescent (and 0.3 metre reserve)
- Springdale Drive (and 0.3 metre reserve)
- Block 97 Stormwater Management Pond
- Block 102 Walkway/Pond Access

Further to request from the developer's team, the Engineering and Corporate Assets Department is recommending formal assumption of Claxton Crescent and Springdale Drive within the subdivision.

Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed September 2023, and the maintenance period of one year was initiated. Deficiencies were identified and have been rectified and inspected.

Further, the City has received and reviewed the required information for assumption, including the as built drawings, engineering certification, statutory declaration, re-posting certificate for property bars, and so forth. The assumption submission is acceptable to the City.

Pursuant to the Subdivision Agreement, the City is recommended to assume:

- Claxton Crescent, Registered Plan 57M-802, PIN: 63205-1050
- Claxton Crescent 0.3 metre reserve, Block 111, Registered Plan 57M-802, PIN: 63205-1044
- Springdale Drive, Registered Plan 57M-802, PIN: 63205-1051
- Springdale Drive 0.3 metre reserve, Block 112, Registered Plan 57M-802, PIN: 63205-1045
- Springdale Drive 0.3 metre reserve, Registered Plan 383, PIN: 63205-0535
- Stormwater Management Facility, Block 97, Registered Plan 57M-802, PIN: 63205-1030
- Walkway/Pond Access Block, Block 102, Registered Plan 57M-802, PIN: 63205-1035

A formal by-law is required for assumption as presented in the draft by-law attached as Appendix 'B'.

Rationale:

The subdivision is in a condition to be assumed with all deficiencies rectified and confirmed with inspections.

Other Alternatives Considered:

Council could decide not to proceed with assumption of the subdivision; however, this would not be consistent with our commitment through the Subdivision Agreement.

Alignment to Strategic Priorities:

The City's 2024 to 2027 Strategic Plan outlines the following four strategic priorities to achieve:

1. A Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

The assumption of Woods of Jennings Creek Subdivision, Phase 1 North aligns with the City's efforts to provide good government through meeting the commitments in the subdivision agreement with the assumption of municipal infrastructure and assets. Specifically, the stormwater management pond provides for water quality control for runoff to Jennings Creek. The subdivision provides housing for residents in our community and provides connection and road looping between older and newer developments.

Financial / Operation Impacts:

Upon assumption of the Woods of Jennings Creek Subdivision, Phase 1 North, the City will be responsible for the general maintenance and operation of the infrastructure, and associated funds will need to be allocated in future budgets. The looping of the road infrastructure provides for improved efficiencies in operations on our road.

Servicing Comments:

The subdivision was serviced in accordance with the approved design. For the Woods of Jennings Creek Subdivision, Phase 1 North, the following assets are eligible for assumption, and the full asset quantity list is attached as Appendix 'C':

The services in the subdivision include:

Springdale Drive:

Storm Sewer:

- 39 metres of 300mm diameter SDR35 PVC
- 177 metres of 600 mm diameter 100D Concrete

Sanitary Sewer:

- 272 metres of 200mm diameter SDR35 PVC

Watermain:

- 254 metres of 200mm diameter DR18 PVC

Roadworks:

- 2516 square metres of asphalt road
- 248 metres of 1.5 metre wide concrete sidewalk
- 5.4 metres of 4 metre wide asphalt walkway/pond maintenance road
- 6 streetlights

Claxton Crescent:

Storm Sewer:

- 124 metres of 600mm diameter 100D Concrete

Sanitary Sewer:

- 127 metres of 200mm diameter SDR35 PVC

Watermain:

- 137 metres of 200mm diameter DR18 PVC

Roadworks:

- 1037 square metres of asphalt road
- 117 metres of 1.5 metre wide concrete sidewalk
- 2 streetlights

Stormwater Management (Blocks 97 and 102):

- One landscaped stormwater management pond
- 6 metres of 200mm diameter SDR35 PVC
- 27 metres of 600mm diameter 100D Concrete
- 74 metres of 675mm diameter 100D Concrete

- 25 metres of 750mm diameter 100D Concrete
- 189 metres of 4 metre wide asphalt walkway/pond maintenance road
- 47 metres of 600mm diameter 100D Concrete
- 33 metres of 4m wide Asphalt walkway and pond maintenance road

Consultations:

Community Services Parks and Recreation Division
Corporate Services Finance Division
Public Works Roads Division

Attachments:

Appendix 'A' - Registered Plan 57M-802 – Woods of Jennings Creek Subdivision, Phase 1 North



Registered Plan
57M-802.pdf

Appendix 'B' – Draft Assumption By-Law



Draft By-Law Phase 1
N.docx

Appendix 'C' – Asset Quantity List



As-Constructed Asset
Quantity Lists - 1 Nori

Department Head email: jrojas@kawarthalakes.ca

Department Head: **Juan Rojas**

The Corporation of the City of Kawartha Lakes

By-law 2025-XXX

A By-law to Assume Claxton Crescent, Registered Plan 57M-802, and to Dedicate and Assume the associated 0.3 metre reserve, Block 112, Registered Plan 57M-802, PIN: 63205-1045, and to Assume Springdale Drive, Registered Plan 57M-802, PIN: 63205-1051, and to Dedicate and Assume the associated 0.3 metre reserves, Block 111, Registered Plan 57M-802, PIN: 63205-1044, and Block 115, Registered Plan 57M-802, PIN: 63205-1048, and to Dedicate and Assume the Springdale Drive 0.3 metre reserve previously conveyed to the municipality upon registration of Plan 383, PIN: 63205-0535 and to Assume the Stormwater Management Pond, Block 97, Registered Plan 57M-802, PIN: 63205-1030 and pond access, Block 102, Registered Plan 57M-802, PIN: 63205-1035, 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 Claxton Crescent and Springdale Drive, Registered Plan 57M-802, Geographic Township of Ops, the Corporation of the City of Kawartha Lakes as public highway in the City of Kawartha Lakes.
3. Council now deems it desirable to dedicate and assume the Springdale Drive 0.3 metre reserves, Plan 383, Plan 57M-802, and the Claxton Crescent 0.3 metre reserve, Plan 57M-802, Geographic Township of Ops, the Corporation of the City of Kawartha Lakes as public highway in the City of Kawartha Lakes.
4. Council now deems it desirable to assume the Stormwater Management Pond and Access Block for Phase 1 North, Registered Plan 57M-802, Geographic Township of Ops, in the City of Kawartha Lakes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-XXX.

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 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

2.01 Assumption: The following highways, stormwater management block and servicing block are assumed by the City:

- a) The road known as Springdale Drive, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes
- b) The road known as Claxton Crescent, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes
- c) The stormwater management pond, Block 97 and servicing Block pond access, Block 102, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes

Section 3.00: Highway Dedication and Assumption

- a) The Springdale Drive 0.3 metre reserve, Plan 383, Geographic Township of Ops, City of Kawartha Lakes
- b) The Claxton Crescent 0.3 metre reserve, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes
- c) The Springdale Drive 0.3 metre reserve, Plan 57M-802, Geographic Township of Ops, City of Kawartha Lakes

Section 4.00: Effective Date

4.01 **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 January, 2025.

Douglas J.F. Elmslie, Mayor

Cathie Ritchie, City Clerk

As-Constructed Asset Quantity List		
Subdivision:	The Woods of Jennings Creek Phase 1 N	
Engineer of Record:	Greck & Associates Ltd.	
Date:	Tuesday, September 24, 2024	
Name of Road/Street/Drive etc.:	Springdale Drive	
Asset	Unit	Quantity
<i>Storm Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	39
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	177
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	2
1500mm ø MH (OPSD:701.011)	ea.	5
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	6
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	2
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	n/a
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	272
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	5

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	254
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	3
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	3
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	296
Width of Road (E/P - E/P)	m	8.5
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	248
4.0 m Asphalt Walkway / Pond Maintenance Road	m	5.4
Concrete Barrier Curb with Standard Gutter (OPSD: 600.040)	m	442
Street Lighting	ea.	6

As-Constructed Asset Quantity List		
Subdivision:	The Woods of Jennings Creek Phase 1 N	
Engineer of Record:	Greck & Associates Ltd.	
Date:	Tuesday, September 24, 2024	
Name of Road/Street/Drive etc.:	Claxton Crescent	
Asset	Unit	Quantity
<i>Storm Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	124
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
300 mm SDR 35 PVC RLCB Lead	m	80
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	2
1500mm ø MH (OPSD:701.011)	ea.	n/a
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	4
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	2
Concrete Headwall (OPSD:804.04/804.05)	ea.	n/a
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	127
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	1

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	137
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	2
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	1
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	122
Width of Road (E/P - E/P)	m	8.5
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	117
4.0 m Asphalt Walkway / Pond Maintenance Road	m	n/a
Concrete Barrier Curb with Standard Gutter (OPSD: 600.040)	m	233
Street Lighting	ea.	2

As-Constructed Asset Quantity List		
Subdivision:	The Woods of Jennings Creek Phase 1 N	
Engineer of Record:	Greck & Associates Ltd.	
Date:	Tuesday, September 24, 2024	
Name of Road/Street/Drive etc.:	Block 102	
Asset	Unit	Quantity
<i>Storm Sewer</i>		
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	47
675 mm 100D Conc. Sewer	m	n/a
750 mm 100D Conc. Sewer	m	n/a
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	n/a
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	n/a
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	n/a
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	n/a
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	n/a
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
4.0 m Asphalt Walkway / Pond Maintenance Road	m	33
Concrete Barrier Curb with Standard Gutter (OPSD: 600.040)	m	n/a
Street Lighting	ea.	n/a

As-Constructed Asset Quantity List		
Subdivision:	The Woods of Jennings Creek Phase 1 N	
Engineer of Record:	Greck & Associates Ltd.	
Date:	Tuesday, September 24, 2024	
Name of Road/Street/Drive etc.:	Block 97	
Asset	Unit	Quantity
<i>Storm Sewer</i>		
200 mm SDR 35 PVC Sewer	m	6
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
525 mm 65D Conc. Sewer	m	n/a
600 mm 100D Conc. Sewer	m	27
675 mm 100D Conc. Sewer	m	74
750 mm 100D Conc. Sewer	m	25
900 mm 100D Conc. Sewer	m	n/a
1050 mm 100D Conc. Sewer	m	n/a
600 mm CSP Culvert	m	n/a
Oil Grit Separator	ea.	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a
1500mm ø MH (OPSD:701.011)	ea.	4
1500mm ø CBMH (OPSD:701.011)	ea.	n/a
1800mm ø MH (OPSD:701.012)	ea.	2
2400mm ø MH (OPSD:701.013)	ea.	n/a
600mm ø Catch Basin c/w Frame & Grate (OPSD:705.010/400.020)	ea.	n/a
600 x 1450mm Double Catch Basin (OPSD:705.020)	ea.	n/a
600mm ø Ditch Inlet Catch Basin c/w Frame & Grate (OPSD:705.030/403.010)	ea.	n/a
Rear Lot Catch Basin c/w Frame & Grate (OPSD:705.010)	ea.	n/a
Concrete Headwall (OPSD:804.04/804.05)	ea.	2
<i>Sanitary Sewer</i>		
200 mm SDR 35 PVC Sewer	m	n/a
250 mm SDR 35 PVC Sewer	m	n/a
300 mm SDR 35 PVC Sewer	m	n/a
375 mm SDR 35 PVC Sewer	m	n/a
450 mm SDR 35 PVC Sewer	m	n/a
1200mm ø MH (OPSD:701.010)	ea.	n/a

<i>Watermain</i>		
50 mm Municipex SDR 9 Watermain	m	n/a
150 mm DR18 PVC Watermain	m	n/a
200 mm DR18 PVC Watermain	m	n/a
250 mm DR18 PVC Watermain	m	n/a
300 mm DR18 PVC Watermain	m	n/a
150 mm Gate Valve	ea.	n/a
200 mm Gate Valve	ea.	n/a
250 mm Gate Valve	ea.	n/a
300 mm Gate Valve	ea.	n/a
Hydrant Set, Valve and Tee	ea.	n/a
Yard Hydrant	ea.	n/a
<i>Roadworks</i>		
Centerline Length of Asphalt	m	n/a
Width of Road (E/P - E/P)	m	n/a
1.5 m Concrete Sidewalk (OPSD: 310.010)	m	n/a
4.0 m Asphalt Walkway / Pond Maintenance Road	m	189
Concrete Barrier Curb with Standard Gutter (OPSD: 600.040)	m	n/a
Street Lighting	ea.	n/a