

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

Planning Advisory Committee Report

Report Number ENG2017-009

Date: July 5th, 2017
Time: 1:00 p.m.
Place: Council Chambers

Ward Community Identifier: 11

Subject: Assumption of Manorview Subdivision Phases 11, 12, 13, 14, and 15, City of Kawartha Lakes

Author/Title: Christina Sisson, Supervisor Development Engineering

Recommendation(s):

RESOLVED THAT Report ENG2017-009, “**Assumption of Manorview Subdivision Phases 11, 12, 13, 14, and 15, City of Kawartha Lakes**”, be received;

THAT the Assumption of Manorview Subdivision Phases 11, 12, 13, 14, and 15, City of Kawartha Lakes, be approved;

THAT an Assumption By-Law, substantially in the form attached as Appendix “A” to Report ENG2017-009 be approved and adopted by Council; and

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

Department Head:

Financial / Legal / Other:

Chief Administrative Officer:

Background:

The City of Kawartha Lakes entered into a Subdivision Agreement with 564650 Ontario Inc. for the subdivision known as Manorview Estates phases XI - XV starting in the fall of 2002 and continuing into 2006. Further to an inspection and release of securities in 2009, the City through the Engineering & Corporate Assets Department is recommending assumption of the roads within these phases of the Manorview Subdivision.

The servicing and the final lift of asphalt for the development were completed and inspected to the satisfaction of the Engineering Division, and all securities were released in 2009 thereby providing for an unofficial assumption. A formal by-law is required for formal assumption.

All mandatory maintenance periods have lapsed and in accordance with the registered Subdivision Agreements, all public services are eligible for assumption.

The Manorview Subdivision included the construction of Wallace Drive, Murdoch Court and McLaughlin Road to full urban standards with all urban services.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the roads shown as Wallace Drive, Plan 57M-755 (PIN: 63237-0846(LT)), Murdoch Court Plan 57M-762 (PIN: 63237-0847(LT)) and McLaughlin Road, Plan 57M-766 (PIN: 63237-0442(LT)). A copy of Plan 57M-755, Plan 57M-762 and Plan 57M-766 has been attached as Appendix 'B', 'C', and 'D', respectively.

Rationale:

The services in this development have been constructed and installed according to the plans and specifications as outlined in the Subdivision Agreements. Staff carried out inspections of these subdivisions at the request of the consulting engineer received December 12th, 2007. To date, all deficiencies have been corrected, and the roads are now in a condition to be assumed. The Owner and Consulting Engineer have been notified of the intention to proceed with the formal assumption of the roads.

Other Alternatives Considered:

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

Financial Considerations:

There is no current letter of credit that remains for these phases. Therefore, no reduction will be needed following the passing of an Assumption By-Law. A statutory declaration dated February 11th, 2009 has been received confirming that all items in relation to the construction and services provided for in the Subdivision have been paid for in full. A copy of the statutory declaration is attached as Appendix 'E'.

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

Relationship of Recommendation(s) To Strategy Map:

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

Review of Accessibility Implications of Any Development or Policy:

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

Servicing Comments:

The Subdivision has been serviced in accordance with the approved design. This Subdivision consists of approximately 795.2 metres of sanitary sewer, 824.9 metres of storm sewer, 831.7 metres of watermain, and 843.5 metres of road.

Consultations:

Finance Division

Public Works Department

Attachments:

Appendix 'A' - Draft Assumption By-Law



Appendix A Draft
By-Law to Assume Mc

Appendix 'B' - Plan 57M-755 – Plan of Subdivision, Manorview Phases 11, 12, and 13 – Wallace Road



Appendix B 57M-755.pdf

Appendix 'C' - Plan 57M-762 – Plan of Subdivision, Manorview Phase 14 – Murdoch Court



Appendix C 57M-762.pdf

Appendix 'D' - Plan 57M-766 – Plan of Subdivision, Manorview Phase 15 – McLaughlin Road



Appendix D 57M-766.pdf

Appendix 'E' – Statutory Declaration



Appendix E Statutory Declaration.pdf

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Department File: