

The Corporation of the City of Kawartha Lakes
Planning Advisory Committee

Report Number ENG2020-001

Date: January 15, 2020
Time: 1:00 p.m.
Place: Council Chambers

Ward Community Identifier: 7

Title: Assumption of Hutton Road and Brock Street, Lindsay

Description: Churchdown Crossing Subdivision

Author and Title: Christina Sisson, Supervisor, Development Engineering

Recommendation(s):

That Report ENG2020-001, **Assumption of Hutton Road and Brock Street, Lindsay**, be received;

That the Assumption of Hutton Road and Brock Street, Lindsay, Churchdown Crossing Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix 'A' to Report ENG2020-001 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:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The City of Kawartha Lakes entered into a Subdivision Agreement with Dunster Investments Inc. for the subdivision registered as Instrument KL51177, June 23rd, 2011. Further to a request from the Owner, the Engineering & Corporate Assets Department is recommending formal assumption of the road and municipal water, sanitary, and storm infrastructure, within the Subdivision.

The servicing and the final lift of asphalt for the subdivision were completed. Deficiencies were identified and rectified and inspected to the satisfaction of the Engineering Department. Security releases have occurred. A formal by-law is required for formal assumption.

The placement of top course asphalt and final repairs is subject to a minimum one year maintenance period in accordance with the registered Subdivision Agreement. The top course was placed in the fall of 2017, and a one year warranty period was placed based on the repairs required to be completed. Subsequent inspections have confirmed that in accordance with the registered Subdivision Agreement, all public services are eligible for assumption.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the following under Plan 57M-792:

Assume as Right of Way:

Hutton Road, PIN: 63232-0225

Brock Street, PIN: 63232-0003, Part 1

A copy of Plan 57M-792 has been attached as Appendix 'B'.

Rationale:

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

The Owner has requested assumption of the Public Services. The Engineer has certified the Public Services.

Other Alternatives Considered:

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

Financial/Operation Impacts:

The security for this subdivision has been reduced in compliance with the previous statutory declarations and works completed to date as per the registered subdivision agreement.

The Owner and the City have agreed to \$50,000.00 as the contribution for the future improvement to municipal standards for half of Brock Street south of Hutton Road. The works would not be completed until such time as the adjacent draft plan of subdivision is to be constructed.

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

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The City's 2016-2019 Strategic Plan outlines the strategic goals of a vibrant and growing community, an exceptional quality of life, and a healthy environment. This application aligns by offering new residents with the development of housing options that have connectivity and walkability. The downstream stormwater management pond provides for some water quality control to protect the ultimate downstream receiver, the Scugog River.

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 Implications:

The Subdivision has been serviced in accordance with the approved design. This Subdivision consists of approximately 144 metres of 150 mm diameter PVC watermain, 143 metres of 200 mm diameter PVC sanitary sewer, 115.5 metres of PVC storm sewer, approximately 1177 square metres of asphalt road, and 120 metres of concrete sidewalk.

Consultations:

Finance Division

Attachments:

Appendix 'A' - Draft Assumption By-Law



Appendix 'A' By-Law
to Assume Hutton Ro

Appendix 'B' - Plan 57M-792 – Plan of Subdivision, Churchdown Crossing
Subdivision



Appendix B Plan
57M-792

Department Head E-Mail: jrojas@kawarthalakes.ca

Department Head: Juan Rojas, P.Eng., PMP

Department File: D05-18-