



Planning Advisory Committee Report

Report Number: ENG2021-005
Meeting Date: February 10, 2021
Title: Assumption of Churchdown Mews Subdivision, Lindsay
Description: Assumption of Holtom Street, Milner Court, and Moynes Court, Lindsay
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Supervisor, Development Engineering

Recommendation(s):

That Report ENG2021-005, **Assumption of Churchdown Mews Subdivision, Lindsay**, be received;

That the Assumption of Churchdown Mews Subdivision, Geographic Town of Lindsay, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix 'A', to Report ENG2021-005 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 subdivision known as Churchdown Mews in 2014. Further to the request for assumption from the Owner, Dunster Investments Inc., the Engineering & Corporate Assets Department is recommending formal assumption of the roads and walkway within this subdivision and the assumption of the stormwater management pond serving all phases of the Churchdown Development.

The servicing and the final lift of asphalt for the subdivision were completed and deficiencies rectified. Subsequent inspections conducted by the City have confirmed that the public services are eligible for assumption. A formal by-law is required for formal assumption.

Street trees have been planted, inspected, and are guaranteed by the Owner's development team for another year.

The Engineer of Record, Greck and Associates Limited, has completed the inspection of the stormwater management pond clean out following the completion of all phases of the subdivision development. The engineering certification and the Operation and Maintenance plan submitted have been reviewed by the City for compliance with the Certificate of Approval through the Ministry of the Environment.

Through the design of the intersection of Holtom Street and Logie Street, additional land was retained by the City. Therefore, this parcel is required to be dedicated and assumed as right of way.

The services in this development have been constructed and installed according to the registered subdivision agreement.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the public services, as follows:

Assume as Right of Way:

- Holtom Street, Plan 57M-796, PIN: 63232-0130 and associated 0.3 metre reserve, PIN: 63232-0175
- Moynes Court, Plan 57M-796, PIN: 63232-0280
- Milner Court, Plan 57M-796, PIN: 63232-0279 and the associated 0.3 metre reserves, Blocks 47 and 48, Plan 57M-796, PINs: 63232-0277 and 63232-0278, respectively

Dedicate and Assume as Highway:

- Intersection of Holtom and Logie, PIN: 63232-0018
- Road widenings, Logie Street, Blocks 41 and 42, Plan 57M-796, PINs: 63232-0271 and 63232-0272, respectively

Assume as Walkway:

- Walkway Block 40, Plan 57M-796, PIN: 63232-0270

Assume as Pond:

- Stormwater Management Pond, located on the west side of Logie Street at Parkside Drive, PIN: 63232-0295

A copy of Plan 57M-796 is attached as Appendix 'B' for reference.

Rationale:

The services in this subdivision have been constructed and installed according to the plans and specifications as outlined in the registered subdivision agreement. Staff carried out inspections of this subdivision. To date, all deficiencies have been rectified, and the roads and pond block are 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 roads and pond identified; however, this would not be consistent with our commitment through the subdivision agreement. In addition, the Owners have worked diligently with their development team to complete the required services.

Alignment to Strategic Priorities:

The City's 2020-2023 Strategic Plan outlines the strategic goals of a vibrant and growing economy, an exceptional quality of life, and a healthy environment. The assumption of this subdivision aligns with offering new residents with the development of housing options that have trail connectivity and walkability. Tree cover has been enhanced with the plantings within the municipal rights of way. The stormwater management pond provides water quality control to protect the downstream receiver, the Scugog River, and ultimately, Sturgeon Lake.

Financial/Operation Impacts:

The Owners have ensured the completion of the works and have posted in the Daily Commercial News to comply with the required notice for the standard statutory declaration and the Construction Act. Security releases have occurred to date. Complete security reduction will occur upon registration of the assumption by-law.

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 the stormwater management pond. Associated funds will be required to be allocated in future budgets for operation and life cycle replacement.

Servicing Comments:

The subdivision was serviced in accordance with the approved design. For the Churchdown Mews Subdivision, the following assets are eligible for assumption:

The services in the subdivision include:

DR18 PVC Watermain

- 183 metres of 150 mm diameter
- 198.9 metres of 200 mm diameter

SDR35 PVC Sanitary Sewer

- 414 metres of 200 mm diameter

Storm Sewer

- 53 metres of 300 mm diameter SDR35 PVC
- 174.5 metres of 450 mm diameter SDR35 PVC
- 33 metres of 525 mm diameter 65D Concrete
- 104 metres of 600 mm diameter 100D Concrete

Asphalt Road

- 3,288 square metres

Multi-Use Trail – Asphalt

- 39.2 metres long, 3.0 metres wide

For all phases of the Churchdown Subdivision, one Stormwater Management Pond is to be assumed – Certificate of Approval 2679-6J9L7K. The ownership of this approval will be facilitated to be transferred to the City upon registration of the assumption by-law.

Consultations:

Finance Division

Public Works Department

Attachments:

Appendix A – Draft by-law



2021-XXX Assume
Holtom Street Milne

Appendix B – Plan 57M-796



Appendix 'B' Plan
57M-796.pdf

Department Head email: jrojas@kawarthalakes.ca

Department Head: Juan Rojas

Department File: