



Planning Advisory Committee Report

Report Number: ENG2021-002
Meeting Date: July 14, 2021
Title: Assumption of Four Winds Subdivision Phase 2, Ops
Description: Assumption of Meadow Drive, a Portion of Songbird Crescent, Honeyfield Lane, and a Portion of Loon Street, Ops
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Supervisor, Development Engineering

Recommendation(s):

That Report ENG2021-002, **Assumption of Four Winds Subdivision Phase 2, Ops**, be received;

That the Assumption of Four Winds Subdivision Phase 2, Geographic Township of Ops, City of Kawartha Lakes, be approved;

That an Assumption By-Law, including requisite road dedication, substantially in the form attached as Appendix 'A' to Report ENG2021-002 be approved and adopted by Council;

That the Council approve and authorize the use of security held by the City, in the amount of \$44,779.88, to partially fund any future capital expenditure or lifecycle replacement for the completion of Public Services within the assumed Plan 57M-767, as deemed necessary by the Director of Engineering & Corporate Assets; 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 860168 Ontario Limited for the subdivision known as Four Winds Phase 2 in November 2005. The subdivision was built out over time (two lots remain vacant). The City recognized that there was a need to converse with the engineer and developer as a result of deficiencies identified in the park and the standing water in the ditches.

Communication was initiated; however, it became apparent that through the death of the developer and lack of contact that there was no developer or owner available. The City proceeded with the funds available through security to complete the ditching to ensure positive drainage and to complete outstanding works at the park block, seeding, tree removal, and fencing.

The Engineering & Corporate Assets Department is recommending assumption of the roads, park block, and walkway block for this phase of the subdivision to facilitate operations and maintenance and any future consideration of capital works.

The Public Services have been completed in this phase save and except the top course lift of asphalt and walkway block improvements. In addition, this phase includes a stormwater management pond, which is required for Phase 3 of this subdivision. Therefore, the developer for Four Winds Phase 3 is completing the works for the pond, which will be assumed through that phase of the development.

The Four Winds Subdivision – Phase 2 is a rural subdivision and includes the construction of Meadow Drive, Songbird Crescent, and Honeyfield Lane. In addition, this phase includes a block for Loon Street, a walkway block, a park block, and a stormwater management pond.

To facilitate operations and maintenance and any future capital works for these lands, the following properties, as shown in Plan 57M-767 are recommended for assumption:

Assume as Right of Way:

- Meadow Drive, PIN: 63200-0086 and associated 0.3 metre reserve, Block 51, PIN: 63200- 0085
- Songbird Crescent, PIN: 63200-0087 and associated 0.3 metre reserve, Block 50, PIN: 63200-0084
- Honeyfield Lane, PIN: 63200-0088

Dedicate and Assume as Highway:

- Block 41 for the extension of Loon Street, PIN: 63200-0075

Assume as Walkway:

- Block 40 for a walkway, PIN: 63200-0074

Assume as Park:

- Block 39 for parkland – PIN: 63200-0073

Assume as Open Space:

- Block 44 for hazard land, open space, and drainage – PIN:63200-0078

Any future works within this subdivision are best implemented on lands formally assumed by the City. A copy of the draft by-law is attached as Appendix 'A' and a copy of Plan 57M-767 is attached as Appendix 'B' for reference.

Other Alternatives Considered:

Council could decide not to proceed with assumption of the roads, park, and walkway identified; however, this would not be consistent with our commitment through the subdivision agreement process for the existing residents and future residents in the subdivision.

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 residential subdivision provides the residents with a community which aligns with the City's Strategic Priorities

- A Vibrant and Growing Economy – new housing opportunities
- An Exceptional Quality of Life – rural living near the waterfront with a public park
- A Healthy Environment - rural ditching and stormwater management pond (to be assumed through Phase 3) for water quality and quantity control for the Scugog River
- Good Government – confirmed assumption for predictable operation and maintenance in the long term

Financial/Operation Impacts:

There is approximately \$44,779.88 security currently remaining for this subdivision. Some security was utilized to complete the ditching, clearing of culverts, and the park grading and fencing.

Upon assumption of this subdivision, the City will be responsible for the assumed Public Services. The remaining works include the improvements to the walkway block (fencing and limestone screenings) and the top course lift of asphalt for Songbird, Meadow, and Honeyfield Lane. These works could be considered through life cycle extension scheduling or a separate capital project.

In addition, the operation and maintenance costs will be considered for the streets and services (in addition to services already provided), and associated funds will need to be allocated in future budgets.

Servicing Comments:

This rural subdivision has been developed with private water and sanitary services. The septage from the private septic systems may be hauled to the Lindsay Wastewater Pollution Control Plant. Capacity has been identified in the system for hauled septage.

The municipal infrastructure is road with base asphalt and associated roadside ditches, a municipal park, and an unimproved walkway.

- Approximately 1648 metres of asphalt road (base asphalt) with corresponding ditches on both sides of the road
- One park – grassed, fenced, playground equipment installed, and trees planted
- One walkway - currently grassed – 6 metres wide and 82 metres long

Consultations:

City Solicitor
Finance Division

Attachments:

Appendix A – Draft By-Law

Embed Document



Appendix B – Plan 57M-767

Embed Document



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