



Planning Advisory Committee Report

Report Number: ENG2022-038
Meeting Date: November 30, 2022
Title: **Assumption of Four Winds Subdivision Phase 3, Ops**
Description: Songbird Crescent and Forestview Court
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2022-038, **Assumption of Four Winds Subdivision Phase 3, Ops**, be received;

That the Assumption of Four Winds Subdivision Phase 3, 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 ENG2022-038 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 B.G. Schickedanz London Inc. for Phase 3 of the Four Winds Subdivision in the geographic Township of Ops, registered in 2013. Further to a request from the Owner, the Engineering and Corporate Assets Department is recommending formal assumption of Songbird Crescent and Forestview Court and the requisite blocks containing municipal infrastructure within Phase 3 of the Four Winds Subdivision (see attached Appendix 'B'). In addition, this assumption report includes the assumption of the stormwater management pond within Phase 2 of the Four Winds Subdivision which services both Phase 2 and Phase 3 (see attached Appendix 'C').

Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed on July 14th and 15th, 2021, and the minimum one year maintenance period was initiated on November 9th, 2021 (upon the acceptance of Block 30 chain link fencing). Repairs have been rectified and inspected. The stormwater management ponds have been cleaned out. 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.

The City, pursuant to the Subdivision Agreement, is now obliged to assume Songbird Crescent and Forestview Court, Registered Plan 57M-795, and the blocks which contain municipal infrastructure, a stormwater management pond and a walkway, described as follows:

- Songbird Crescent, PIN: 63200-0881
- Forestview Court, PIN: 63200-0882
- Block 29 (walkway), PIN: 63200-0876
- Block 30 (Stormwater Management Pond), PIN: 63200-0877

In addition, as a result of the overall stormwater management design for the entire Four Winds Subdivision, a second pond is required to be assumed. It services Phase 2 and Phase 3 of the Four Winds Subdivision and is described as follows:

- Block 47, Registered Plan 57M-767 (Stormwater Management Pond, servicing Phase 2 and Phase 3 of Four Winds Subdivision), PIN: 63200-0081

A formal by-law is required for assumption of the municipal infrastructure.

Rationale:

The supporting information has been provided by the owner and engineer. Inspections have been conducted, and the subdivision is now in a condition to be assumed.

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 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 Four Winds Subdivision Phase 3 aligns with the City's efforts to provide good governance and assumption of municipal infrastructure and assets.

Financial / Operation Impacts:

Currently, the City holds \$96,239.69 in security which may be released upon the registration of the assumption by-law.

Upon assumption of Four Winds Subdivision Phase 3, 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.

Servicing Comments:

The subdivision was serviced in accordance with the approved design. For the Four Winds Subdivision Phase 3, the following assets are eligible for assumption:

Stormwater Management Ponds (extended detention wet ponds for quality control)

- One located on the north side of Songbird Crescent
- One located northwest of Forestview Court
- Certificate of Approval Number for both is 1129-6AAPT7 (Ownership of this approval will be facilitated to be transferred to the City upon registration of the assumption by-law.)

Asphalt Road

- 6575 square metres

Multi-Use Pathway

- 241 square metres (limestone screenings)

Consultations:

Finance
Public Works Roads

Attachments:

Appendix 'A' - Draft Assumption By-Law



Appendix 'A' Draft
By-Law 2022-XXX Assi

Appendix 'B' – Registered Plan 57M-795 – Four Winds Subdivision Phase 3



Appendix 'B'
Registered Plan 57M-

Appendix 'C' – Registered Plan 57M-767 – Four Winds Subdivision Phase 2



Appendix 'C'
Registered Plan 57M-

Department Head email: jrojas@kawarthalakes.ca

Department Head: **Juan Rojas**