



Planning Advisory Committee Report

Report Number: ENG2022-040
Meeting Date: November 30, 2022
Title: **Assumption of Woodland Hills Subdivision, Manvers**
Description: Rustlewood Avenue
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2022-040, **Assumption of Woodland Hills Subdivision, Manvers**, be received;

That the Assumption of Woodland Hills Subdivision, Geographic Township of Manvers, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix 'A' to Report ENG2022-040 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 Watersmeet Corporation for the Woodland Hills Subdivision in the geographic Township of Manvers, Registered in 2010. Further to a request from the Owner, Mr. Donald Kerr, the Engineering and Corporate Assets Department is recommending formal assumption of Rustlewood Avenue, Registered Plan 57M-790, as attached in Appendix 'B'.

Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed on November 9th, 2021, and the maintenance period of one year was initiated on November 15th, 2021. Repairs have been rectified and inspected. 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 Rustlewood Avenue, Registered Plan 57M-790, PIN: 63265-0449 and the block which contains the 0.3 metre reserve connecting to Tall Cedar Lane, Block 28, PIN: 63265-0448.

A formal by-law is required for assumption.

Rationale:

The supporting information has been provided by the developer 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 the City's 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 the Woodland Hills Subdivision and Rustlewood Avenue aligns with the City's efforts to provide good governance and assumption of municipal infrastructure and assets.

Financial / Operation Impacts:

Currently, the City holds \$123,500.00 in security which may be released upon the registration of the assumption by-law.

Upon assumption of Woodland Hills Subdivision and Rustlewood Avenue, 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 Woodland Hills Subdivision and Rustlewood Avenue, the following assets are eligible for assumption:

The services in the subdivision include:

Storm Sewer

- 215 metres of 500 mm diameter CSP Culvert

Asphalt Road

- 4,490 square metres

Consultations:

Finance

Public Works Roads

Attachments:

Appendix 'A' - Draft Assumption By-Law Rustlewood Avenue



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

Appendix 'B' – Registered Plan 57M-790 – Woodland Hills Subdivision – Rustlewood Avenue



Appendix 'B' M-Plan
57M-790 Rustlewood

Department Head email: **jrojas@kawarthalakes.ca**

Department Head: **Juan Rojas**