



## Planning Advisory Committee Report

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**Report Number:** ENG2022-041  
**Meeting Date:** November 30, 2022  
**Title:** Assumption of Orchard Meadows Subdivision, Ops  
**Description:** Springdale Drive, Maloney Street, and Claxton Crescent  
**Type of Report:** Regular Meeting  
**Author and Title:** Christina Sisson, Manager, Development Engineering

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### Recommendation(s):

**That** Report ENG2022-041, **Assumption of Orchard Meadows Subdivision, Ops**, be received;

**That** the Assumption of Orchard Meadows Subdivision, 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 ENG2022-041 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 Angeline Street Investment Inc. for the Orchard Meadows Subdivision in the geographic Township of Ops, registered in 2017. Further to a request from the Owner, Mr. Gregory DeFreitas, the Engineering and Corporate Assets Department is recommending formal assumption of the portions of Springdale Drive, Maloney Street, and Claxton Crescent within the Orchard Meadows Subdivision, Registered Plan 57M-804, as attached in Appendix 'B'.

Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed on July 27<sup>th</sup>, 2020, and the maintenance period was initiated. 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 the portions of Springdale Drive, Maloney Street, and Claxton Crescent which are part of Registered Plan 57M-804, and the block which contains open space, and to dedicate and assume the blocks which contain 0.3 metre reserves, all as follows:

Claxton Crescent, PIN: 63205-1125

Maloney Street, PIN: 63205-1126

Springdale Drive, PIN: 63205-1127

Block 65 (open space), PIN: 63205-1121

Block 66 (0.3 m reserve), PIN: 63205-1122

Block 67 (0.3 m reserve), PIN: 63205-1123

Block 68 (0.3 m reserve), PIN: 63205-1124

A formal by-law is required for assumption.

## **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 the Orchard Meadows Subdivision aligns with the City's efforts to provide good governance and assumption of municipal infrastructure and assets.

## **Financial / Operation Impacts:**

The City holds \$212,844.20 in security which may be released upon the registration of the assumption by-law.

Upon assumption of the Orchard Meadows Subdivision, 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 Orchard Meadows Subdivision, the following assets are eligible for assumption:

The services in the subdivision include:

Watermain

- 634 metres of 200 mm diameter DR18 PVC

Sanitary Sewer

- 525 metres of 200 mm diameter SDR35 PVC

Storm Sewer

- 107 metres of 300 mm diameter SDR35 PVC
- 90 metres of 375 mm diameter SDR35 PVC

- 27 metres of 400 mm diameter SDR35 PVC
- 21 metres of 450 mm diameter SDR35 PVC
- 162 metres of 525 mm diameter 65D Concrete
- 86 metres of 600 mm diameter 100D Concrete
- 24 metres of 600 mm diameter CSP Culvert

#### Asphalt Road

- 5,440 square metres

### **Consultations:**

Finance  
Public Works Roads

### **Attachments:**

#### Appendix 'A' - Draft Assumption By-Law



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

#### Appendix 'B' – Registered Plan 57M-804 – Orchard Meadows Subdivision



Appendix 'B'  
Registered Plan 57M-

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**Department Head:** **Juan Rojas**