



October 17, 2017

**Via: Email (csisson@city.kawarthalakes.on.ca)**

Ms. Christina Sisson, P.Eng.  
City of Kawartha Lakes  
Engineering & Assets Department  
P.O. Box 9000  
12 Peel Street  
Lindsay ON K9V 5R8

Dear Ms. Sisson:

**Re: Morningside Subdivision Phase 1 - Request for Assumption  
City of Kawartha Lakes  
Project No.: 300033659.0000**

This letter is to request assumption for Phase 1 of the Morningside Subdivision. The final 1 year maintenance period for the top course asphalt expires on approximately November 14, 2017. This letter shall satisfy conditions 1(h) of the Subdivision Agreement.

A final site walk with City staff, the proponent and Burnside (Engineer of Record) was completed on Monday September 25<sup>th</sup>, 2017 to review outstanding deficiencies or new deficiencies that required attention. The proponent confirms that all minor deficiencies as attached are completed.

A certificate regarding stormwater management facilities has been attached to satisfy condition 1(i), subsection 1) of the agreement. Please note as required for Phase 2/3 future construction, that the proponent will continue to be responsible for sediment and erosion control on site and maintenance as required for the downstream SWM pond. The SWM maintenance is shared between participating landowners.

Please note there are no retaining walls within Phase 1 and a certificate is not required.

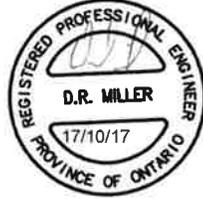
On behalf of the proponent we respectfully request Phase 1 of the development move towards the Assumption By-law proceedings.

The proponent has submitted Form 6 to the Daily Commercial News (DCN) and it was published on October 11, 2017. The 45 day window will expire on approximately November 29<sup>th</sup>, 2017. The proponent will then submit the Statutory Declaration pending no claims.

We will continue to work with 2074161 Ontario Limited to ensure all conditions are satisfied. Should you have any further questions please do not hesitate to call.

Yours truly,

**R.J. Burnside & Associates Limited**



Daniel R. Miller, P.Eng.  
Senior Project Manager  
DRM:

Enclosure(s)      Final Deficiencies List  
                         Stormwater Management Certificate

cc:      Ray Abraham, 2074161 Ontario Limited (enc.) (Via: Email)

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17/10/2017 12:00 PM

## Dan Miller

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**From:** Ray Abraham <rayabraham01@gmail.com>  
**Sent:** Wednesday, October 04, 2017 8:32 AM  
**To:** Dan Miller; Jason Peters  
**Subject:** Morningside SD-Completed Items

Hi Dan and Jason,

I am writing to you to confirm the following:

- 1) The CB on Logie Street -the deficiency has been completely fixed
- 2) The cleaning of the double CB at the beginning of Dobson St. has been completed
- 3) 52 Truax and 48 Truax were advised in writing that they must remove the interlocking on the boulevard areas. Christina Sisson was copied on these emails.
- 4) The broken sidewalk at the end of Truax has been fixed.

There are no further outstanding items. We would like to move forward with publishing in the DCN. Please send me the Form 6 required so I can proceed.

Thanks  
Ray

Ray Abraham  
Julianna Homes  
416-823-4930



October 17, 2017

**Via: Email (csisson@city.kawarthalakes.on.ca)**

Ms. Christina Sisson, P.Eng.  
City of Kawartha Lakes  
Engineering & Assets Department  
P.O. Box 9000  
12 Peel Street  
Lindsay ON K9V 5R8

Dear Ms. Sisson:

**Re: Morningside Subdivision Phase 1 - SWM Certificate  
City of Kawartha Lakes  
Project No.: 300033659.0000**

This letter shall satisfy conditions 1(i)(1) of the Subdivision Agreement: A certificate regarding functionality of the stormwater management facility (SWMF) servicing the subject lands. The Logie Street SWMF that services this property and others was certified as cleaned and constructed per the design requirements on August 6, 2013 (copy attached). This SWMF continues to function to service Phase 1 of the subject development. It is understood that development of Phases 2 and 3 of the subject development will require that the pond is inspected and cleaned a major development milestones.

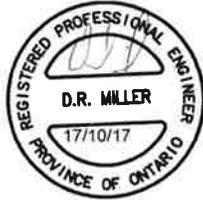
The proponent will continue to be responsible for sediment and erosion control on site and maintenance as required during construction of Phases 2 and 3, and for the downstream SWM facilities. The SWM maintenance is shared between participating landowners.

The FSR report in support of Phases 2 and 3 of the subject lands has text included as Section 9.3 providing suggested maintenance schedule, cost sharing, and need to secure LCs in future phases of both developments to ensure clean out of sediment. This will incentivize the developers (Bromont and Morningside) and their Engineers to mitigate erosion at source to avoid a costly pond clean out. A dollar value per meter cube of sediment has been included for reference from 2016 tendered works. A copy of the excerpt (Section 9.3) has been attached.

Should you have any further questions please do not hesitate to call.

Yours truly,

**R.J. Burnside & Associates Limited**



Daniel R. Miller, P.Eng  
Senior Project Manager  
DRM:jm

Enclosure(s)      Excerpt 9.3  
                            Stormwater Management Certificate

cc:      Ray Abraham, 2074161 Ontario Limited (enc.) (Via: Email)

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11/10/2017 11:22 AM

### 9.3 Logie Street SWM Pond Maintenance

As noted under the Erosion and Sediment Control measures, all efforts to mitigate sediment migrating off-site to the Logie Street SWM pond will be implemented during the construction of future Phases 2, 3 and 4. However, there will always be some sediment that inherently leaves the site via the storm sewer system. With other developments in construction to the south (specifically Bromont Development) that also discharge to the Logie Street pond, it will be somewhat challenging to know if one development over the other is contributing more sediment.

It is suggested that the Logie Street pond should be inspected and sediment depth measured at the following intervals:

- Prior to mobilization of Phase 2 for the Morningside Development. At the same time other construction activities to the south should be reviewed to assist in determining a best efforts cost sharing with other tributary area land owners based on active land exposure areas (disturbed areas).
- At the completion of base asphalt and stabilization of the site.
- At the completion of top asphalt prior to maintenance period.
- This would repeat for Phases 3 and 4 etc.

The sediment volume accumulated during this period can then be assessed at \$/m<sup>3</sup> of removal and letter of credit funds can be provided/established for potential clean out. Current sediment removal and disposal pricing is approximately \$56 to \$64 per m<sup>3</sup>. The City should work with the developers (Morningside and Bromont) to establish through draft plan conditions and subdivision agreements the mechanisms for cost sharing and clean out requirements.



August 6, 2013

**Via: Email (rayabraham@hotmail.com)**

Ray Abraham  
Matanda Homes  
31 Brimwood Crescent  
Richmond Hill, ON L4B 4B6

Dear Mr. Abraham:

**Re: Logie Street SWM Pond Certification  
Morningside and Country Club Estates Developments  
File No.: 300032632.0000**

R.J. Burnside & Associates Limited (Burnside) was retained to review the as-built stormwater management pond grading, volumes compared with the MOE Certificate of Approval (9414-7EET34) issued for the Logie Street SWM pond located near George Street. This pond provides stormwater management control for the Morningside Development and the Country Club Estates Development.

Burnside reviewed the as-built volumes (surveyed by a 3rd party surveyor) in late fall 2012. Burnside provided Mr. Abraham with the required grading and pond clean out to meet the volume requirements per the design and MOE approval in the Winter of 2013. Following the reshaping of the pond and clean out, Burnside attended a site visit and provided a detailed review of the final as-built volumes (July 2013) using Civil 3D software to confirm these volumes were met. Burnside certifies the final as-built survey volumes and grading meets the volume requirements per the MOE C of A.

The design volumes required in the MOE Certificate of Approval (C of A) and as-built volumes are confirmed as:

- Permanent Pool = 3,033 m<sup>3</sup>. As-built volume of 3,305 m<sup>3</sup>.
- Active Storage = 3,531 m<sup>3</sup> or total volume of 6,564 m<sup>3</sup>. Total as-built volume is over 6,600 m<sup>3</sup>.

We trust this meets your requirements.

Yours truly,

**R.J. Burnside & Associates Limited**



Dan Miller, P.Eng.  
Engineering Manager