

# **The Corporation of the City of Kawartha Lakes**

## **Planning Committee Report**

**Report Number ENG2017-020**

---

**Date:** October 11<sup>th</sup>, 2017

**Time:** 1:00 p.m.

**Place:** Council Chambers

---

**Ward Community Identifier:** 13

**Subject:** Assumption Report for Rolling Hills – Szakacsi Subdivision,  
Peller Court, Geographic Township of Verulam, City of  
Kawartha Lakes

**Author/Title:** Christina Sisson, Supervisor Development Engineering

---

### **Recommendations:**

**RESOLVED THAT** Report ENG2017-020, “**Assumption Report for Rolling Hills – Szakacsi Subdivision, Peller Court, Verulam, City of Kawartha Lakes**”, be received;

**THAT** the Assumption of Peller Court, geographic Township of Verulam, City of Kawartha Lakes, be approved;

**THAT** an Assumption By-Law, substantially in the form attached as Appendix “A” to Report ENG2017-020 be approved and adopted by Council; and

**THAT** the Mayor and 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 Paul and Eva Szakacsi for the subdivision known as Rolling Hills – Szakacsi in April 2003. Further to the completion of the road, ditches, signage and inspection of the road known as Peller Court, the Engineering & Corporate Assets Department is recommending formal assumption of Peller Court.

The hot mix asphalt surface for the subdivision was completed and inspected to the satisfaction of the Engineering Division, and security releases have occurred.

The mandatory maintenance period has lapsed and in accordance with the registered Subdivision Agreement, the road and roadside ditch are eligible for assumption.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the road shown as Peller Court, Plan 57M-759 (PIN: 63139-0024), and the corresponding one foot reserves, Plan 57M-759 (PINs: 63139-0022 and 63139-0023). A copy of Plan 57M-759 has been attached as Appendix 'B'.

## **Rationale:**

The services in this development have been constructed and installed according to the plans and specifications as outlined in the Subdivision Agreement. Staff carried out inspections of this subdivision. To date, all deficiencies have been corrected, and the road is now in a condition to be assumed.

## **Other Alternatives Considered:**

Council could decide not to proceed with assumption of Peller Court; however, this would not be consistent with our commitment through the Subdivision Agreement previously supported and is therefore, not recommended or supported by staff.

## **Financial Considerations:**

Security is not required to complete any additional public services as defined in the subdivision agreement. The City has exercised its right to take the security to complete the outstanding obligations under the agreement for zoning and planning matters. Copies of the relevant letters confirming the outstanding Planning matters are attached as Appendix 'C'.

Upon assumption of the Subdivision, the City will be responsible for the general maintenance of the streets and services (in addition to services already provided), and associated funds will need to be allocated in future budgets.

### **Relationship of Recommendations To Strategy Map:**

The City's Strategy Map outlines Council's Vision of a Community Pursuing Prosperity, Quality of Life and a Healthy Environment. This application aligns with the prosperity priorities in that new residents will be attracted to the City with the development of housing options that have connectivity to parks and open space.

### **Review of Accessibility Implications of Any Development or Policy:**

The Subdivision has been completed to the City's standards at the time of execution of the Agreement.

### **Servicing Comments:**

The Subdivision has been serviced in accordance with the approved design. This Subdivision consists of approximately 1.23 kilometres of asphalt road.

### **Consultations:**

Building Division  
City Solicitor  
Finance Division  
Planning Division  
Public Works Department

### **Attachments:**

Appendix 'A' - Draft Assumption By-Law



Appendix A Draft  
By-Law to Assume Pel

Appendix 'B' - Plan 57M-755 – Plan of Subdivision, Rolling Hills, Peller Court



Registered Plan  
57M-759 (Survey Mon

Appendix 'C' – Letters to Szakacsi – Outstanding Planning Deficiencies



2017.08.30  
Szakacsi Letter.pdf



2017.07.20  
Szakacsi Letter.pdf



2017.08.03  
Stolwyk Response on

---

**Phone: (705)324-9411 Extension 1152, 1-888-822-2225 Extension 1152**

**E-Mail: [csisson@kawarthlakes.ca](mailto:csisson@kawarthlakes.ca)**

**Department Head: Juan Rojas, Director of Engineering & Corporate Assets**

**Department File: D05-35-017**