



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2024-070</b>
<b>Meeting Date:</b>	November 27, 2024
<b>Title:</b>	<b>Request to Enter into Subdivision Agreement for Walden Farm Plan of Subdivision 16T-16501</b>
<b>Description:</b>	Request by Anthony Tenaglia & 2042825 Ontario Inc. to enter into a Subdivision Agreement for lands on O'Reilly Lane, Part of Lots 6 and 7, Concession 2, former Township of Ops, now City of Kawartha Lakes
<b>Type of Report:</b>	Regular Meeting
<b>Author and Title:</b>	Leah Barrie, Director of Development Services

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### Recommendation(s):

**That** Report **PLAN2024-070, Request to Enter into Subdivision Agreement for Walden Farm Plan of Subdivision 16T-16501**, be received for information;

**That** the Subdivision Agreement substantially in the form attached in Appendix C to Report **PLAN2024-070, Request to Enter into Subdivision Agreement for Walden Farm Plan of Subdivision 16T-16501**, be endorsed by Council; and

**That** the Mayor and Clerk be authorized to execute the documents required by the approval of this request.

**Department Head:** \_\_\_\_\_

**Legal/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The proposal is to permit a shoreline residential plan of subdivision consisting of eight (8) lots for single detached dwellings. The plan also contains blocks for an existing burial plot, drainage and road reserves. The proposed lots are east of Elm Tree Road, will front onto an extension of the north end of O'Reilly Lane and will be developed on private individual services (Appendix 'A').

An Official Plan Amendment is in force to facilitate the plan of subdivision within the Waterfront land use designation, and to address site-specific design standards in accordance with Special Policy 20.7.6.

A Zoning By-law Amendment is in force through By-law 2017-231 to permit residential uses with site-specific design standards following removal of an 'H' holding provision. The by-law effectively protects the burial plot, hazard features, and provides for drainage purposes.

## **Rationale:**

The purpose of this report is to present the staff endorsed draft Subdivision Agreement (Appendix 'C'). This Agreement complies with Council's policies and by-laws applicable to the development of land and incorporates civil engineering standards and land use planning requirements.

## **Other Alternatives Considered:**

No other alternatives have been considered at this time.

## **Alignment to Strategic Priorities:**

The 2024-2027 Kawartha Lakes Strategic Plan identifies the following four strategic priorities:

1. A Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

The Walden Farm subdivision will help the City achieve its target of constructing 6,500 housing units by 2031 as stated in the Housing Pledge adopted by Council on November 21, 2023.

Presenting the Subdivision Agreement to Council for information and endorsement exemplifies good government by providing oversight and accountability of the development process.

### **Financial/Operation Impacts:**

No financial or operation impacts are anticipated. Schedule 'D' of the Subdivision Agreement reflects the current cost estimate to be executed by the Engineer of Record. Based on the cost estimate, the total securities to be provided to the City is \$782,781.60 while the total DAAP fee is \$34,615.93. An initial payment of \$25,105.28 has been submitted; the remainder of the fee owed is \$792,292.25.

### **Consultations:**

ECA-Development Engineering Division

### **Conclusion:**

Staff are satisfied that the Subdivision Agreement substantially in the form attached in Appendix 'C' contains all necessary provisions to ensure the subdivision is developed in an appropriate manner.

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email Wendy Ellis at [wellis@kawarthalakes.ca](mailto:wellis@kawarthalakes.ca).

### **Attachments:**

#### **Appendix 'A' – Location Map**



Location Map.pdf

#### **Appendix 'B' – Draft Plan of Subdivision**



Draft M-Plan.pdf

#### **Appendix 'C' - Draft Subdivision Agreement**



Sub-Agreement\_Wald  
en\_Draft.docx

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**Department Head:** Leah Barrie, Director of Development Services

**Department File:** D05-16-004; D01-16-006, D06-16-031