



## Planning Advisory Committee Report

---

**Report Number:** ENG2024-032  
**Meeting Date:** November 27, 2024  
**Title:** Assumption of Arizona Heights Subdivision, Phase 1, Bobcaygeon  
**Description:** Sedona Court  
**Type of Report:** Regular Meeting  
**Author and Title:** Christina Sisson, Manager, Development Engineering

---

### Recommendation(s):

**That** Report ENG2024-032, **Assumption of Arizona Heights Subdivision, Phase 1, Bobcaygeon**, be received;

**That** the Assumption of Arizona Heights Subdivision, Phase 1, Geographic Village of Bobcaygeon, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix 'A' to Report ENG2024-032 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 Lakes Terminals & Warehousing Ltd. for the Arizona Heights Subdivision, Phase 1, in the geographic Village of Bobcaygeon, Registered in 2018 as plan 57M-805, attached as Appendix 'A' for reference.

Further to request from the developer's team, the Engineering and Corporate Assets Department is recommending formal assumption of Sedona Court within the subdivision.

Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed November 5, 2020, and the maintenance period of one year was initiated. Deficiencies were identified and 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 recommended to assume:

- Sedona Court, Registered Plan 57M-805, PIN: 63134-0193
- Stormwater Management Facility, Block 20, Registered Plan 57M-805, PIN: 63134-0189
- Servicing Block, Block 22, Registered Plan 57M-805, PIN: 63134-0191

At this time, the City is not assuming Block 21, Registered Plan 57M-805, PIN: 63134-0190, a second servicing block. This block will be designed and improved to facilitate Phase 2 and will be assumed through that subdivision plan.

A formal by-law is required for assumption as presented in the draft by-law attached as Appendix 'B'.

## **Rationale:**

The subdivision is in a condition to be assumed with all deficiencies rectified and confirmed with inspections.

## **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 2024 to 2027 Strategic Plan outlines the following four strategic priorities to achieve:

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

The assumption of Arizona Heights Subdivision, Phase 1 aligns with the City's efforts to provide good government through meeting the commitments in the subdivision agreement with the assumption of municipal infrastructure and assets. Specifically, the stormwater retention pond, a type of green infrastructure, encourages infiltration to maintain groundwater resources. The subdivision provides housing for residents in our community who in turn generate the need for commercial establishments.

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

Upon assumption of the Arizona Heights Subdivision, Phase 1, 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 Arizona Heights Subdivision, Phase 1, the following assets are eligible for assumption, and the full asset quantity list is attached as Appendix 'C':

The services in the subdivision include:

#### Sedona Court:

##### Storm Sewer:

- 61.5 metres of 250 mm diameter PVC
- 46 metres of 525 mm diameter Concrete
- 169 metres of 600 mm diameter Concrete

##### Stormwater Management:

- One landscaped retention facility
- Oil and grit separator (STC 2000 Stormceptor)

Sanitary Sewer:

- 225 metres of 200 mm diameter PVC

Watermain:

- 235 metres of 150 mm diameter PVC

Roadworks:

- 180 square metres of asphalt road
- 220 metres of 1.6 metre wide concrete sidewalk
- 3 streetlights

## Consultations:

Finance Division  
Public Works Roads Division

## Attachments:

Appendix 'A' - Registered Plan 57M-805 – Arizona Heights Subdivision, Phase 1



Plan 57M805.pdf

Appendix 'B' – Draft Assumption By-Law



Draft Bylaw.docx

Appendix 'C' – Asset Quantity List



1732 Capital Asset  
Table (CKL).pdf

**Department Head email:** [jrojas@kawarthalakes.ca](mailto:jrojas@kawarthalakes.ca)

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