



Planning Advisory Committee Report

Report Number: ENG2025-004
Meeting Date: January 15, 2025
Title: Assumption of Jennings Creek Subdivision, Phase 1 South, Ops
Description: Alcorn Drive and Sanderling Crescent
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2025-004, **Assumption of Jennings Creek Subdivision, Phase 1 South, Lindsay**, be received;

That the Assumption of Jennings Creek Subdivision, Phase 1 South, 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 ENG2025-004 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 Dunster Investments Inc. for the Woods of Jennings Creek Subdivision, registered in 2017 as Plan 57M-802, attached as Appendix 'A' for reference. Phasing was established to accommodate Phases 1 South and 1 North (pending additional design details and approvals) through Dunster Investments Inc. and additional lands were identified as future development blocks. Phase 1 South, registered plan 57M-802 includes:

- Lots 37 to 78, both inclusive
- Lots 81 to 96, both inclusive
- Alcorn Drive (specific to Phase 1 South)
- Edgewood Drive (connection to Alcorn Drive)
- Sanderling Crescent (section between existing and Alcorn Drive)
- Stormwater Management Pond Block 98
- Open Space Block 99
- Park Block 101
- Walkway Blocks 103 and 104
- 0.3 metre reserve Blocks 110, 113, and 114
- Pond Access Block 116

This report addresses the components of Phase 1 South, and Report Number ENG-2024-005 will address the components of Phase 1 North (addressed through a separate amending agreement to the subdivision agreement). The additional Blocks of land for future development have been sold and will be reviewed and assumed under separate ownership, amending agreement(s), and process.

Specifically, Block 100, Plan 57M-802 has merged with lands to the north owned by the Tahiliani family. In addition, Blocks 79, 80, 105, and 106, Plan 57M-802 are owned by Regis Homes Limited and are proposed to be developed. Block 107, Plan 57M-802 represents the future eastern extension of Alcorn Drive.

Some infrastructure was installed as part of Phase 1 South to service the phase and will be assumed through this report; however, the future road, Speer Crescent, has not been built to final form and will not be assumed. Access to this assumed municipal infrastructure is granted via an existing easement.

Further to request from the developer, the Engineering and Corporate Assets Department is recommending formal assumption of Alcorn Drive and Sanderling Crescent within the subdivision. Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed in October 2022, and the maintenance period of one year was initiated. All deficiencies identified 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.

Therefore, pursuant to the Subdivision Agreement, and specific to Phase 1 South, it is recommended that the City assume:

- Alcorn Drive, Registered Plan 57M-802, PIN: 63205-1053 (from Angeline Street east to only the east limit of Lots 78 and 81)
- Sanderling Crescent, Registered Plan 57M-802, PIN: 63205-1052 (from Alcorn Drive south to the south limit of Lots 94 and 96)
- Sanderling Crescent 0.3 metre reserve previously dedicated and conveyed to the City through registration of Plan 532, PIN: 63205-0199
- Edgewood Drive 0.3 metre reserve, Reserve C, previously dedicated and conveyed to the City through Registered Plan 514, PIN: 63205-0200
- Stormwater Management Pond, Block 98, Registered Plan 57M-802, PIN: 63205-1031
- Park Block 99, Registered Plan 57M-802, PIN: 63205-1032
- Park Block 101, Registered Plan 57M-802, PIN: 63205-1034 (addition to Mayor James Flynn Park)
- Walkway Blocks 103 and 104, Registered Plan 57M-802, PIN: 63205-1036 and PIN: 63205-1037, respectively
- Pond Access Block 116, Registered Plan 57M-802, PIN: 63205-1049

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 Woods of Jennings Creek Subdivision, Phase 1 South 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 management pond provides for water quality control and a healthy environment, and the park and walkway properties provide for access to an exceptional quality of life.

Financial / Operation Impacts:

Upon assumption of the Woods of Jennings Creek Subdivision, Phase 1 South, 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.

Through the development of the subdivision, field meetings were held confirming the park requirements and future design of the valley of Jennings Creek. Dunster Investments is making a contribution of \$150,000.00 to the City for future park requirements. This was preferred to trying to finalize the full park design at this time.

Servicing Comments:

The subdivision was serviced in accordance with the approved design. For the Woods of Jennings Creek Subdivision, Phase 1 South, the following assets are eligible for assumption, and the full asset quantity list is attached as Appendix 'C':

The services in the subdivision include:

Alcorn Drive:

Storm Sewer:

- 103 metres of 300mm diameter SDR35 PVC
- 73 metres of 450mm diameter SDR35 PVC
- 315 metres of 600mm diameter Concrete

- 97 metres of 675mm diameter Concrete
- 197 metres of 900mm diameter Concrete
- One culvert - 40 metre long 600mm diameter CSP

Watermain:

- 1080 metres of 200mm diameter DR18 PVC

Roadworks:

- 7395 square metres of asphalt road
- 1770 metres of 1.5 metre wide concrete sidewalk
- 169 metres of 1.8 metre wide concrete sidewalk
- 28 streetlights

Edgewood Drive:

Watermain:

- 9 metres of 200mm diameter DR18 PVC

Roadworks:

- 102 square metres of asphalt road

Sanderling Crescent:

Storm Sewer:

- 40 metres of 300mm diameter SDR35 PVC

Sanitary Sewer:

- 40 metres of 250mm diameter SDR35 PVC

Watermain:

- 50 metres of 200mm diameter DR18 PVC

Roadworks:

- 578 square metres of asphalt road
- 42 metres of 1.5 metre wide concrete sidewalk
- 2 streetlights

Under Easement – Future Speer Crescent:

Storm Sewer:

- 51 metres of 900mm diameter 100D Concrete
- 29 metres of 1050mm diameter 100D Concrete

Watermain:

- 46 metres of 200mm diameter DR18 PVC

Block 103 (Walkway):

Storm:

- 96 metres of 675mm diameter 100D Concrete

Multi-Use Path:

- 42 metres of 3.0 metre wide asphalt

Block 104 (Walkway):

Storm:

- 39 metres of 600mm diameter 100D Concrete

Multi-Use Path:

- 44 metres of 3.0 metre wide asphalt

Stormwater Management (Blocks 98 and 116):

- One landscaped stormwater management pond
- 51 metres of 1050mm diameter 100 D Concrete
- 175 metres of 4 metre wide asphalt walkway/pond maintenance road

Consultations:

Community Services Parks and Recreation Division
Corporate Services Finance Division
Public Works Roads Division

Attachments:

Appendix 'A' - Registered Plan 57M-802 – Woods of Jennings Creek Subdivision



Registered Plan
57M-802.pdf

Appendix 'B' – Draft Assumption By-Law



Draft By-Law.docx

Appendix 'C' – Asset Quantity List



As-Constructed Asset
Quantity Lists.pdf

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