



Planning Advisory Committee Report

Report Number: ENG2025-005
Meeting Date: January 15, 2025
Title: Assumption of Jennings Creek Subdivision, Phase 1 North, Ops
Description: Claxton Crescent and Springdale Drive
Type of Report: Regular Meeting
Author and Title: Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2025-005, **Assumption of Jennings Creek Subdivision, Phase 1 North, Ops**, be received;

That the Assumption of Jennings Creek Subdivision, Phase 1 North, 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 ENG2025-005 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, in the geographic Township of Ops and attached as Appendix 'A'. In 2019, an Amendment to the Subdivision Agreement was registered, specific to the Phase 1 North of the subdivision. Phase 1 North includes:

- Lots 1 to 36, both inclusive
- Claxton Crescent (and 0.3 metre reserve)
- Springdale Drive (and 0.3 metre reserve)
- Block 97 Stormwater Management Pond
- Block 102 Walkway/Pond Access

Further to request from the developer's team, the Engineering and Corporate Assets Department is recommending formal assumption of Claxton Crescent and Springdale Drive within the subdivision.

Subsequent to the servicing and build out of the subdivision, the top course of asphalt was placed September 2023, 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.

Pursuant to the Subdivision Agreement, the City is recommended to assume:

- Claxton Crescent, Registered Plan 57M-802, PIN: 63205-1050
- Claxton Crescent 0.3 metre reserve, Block 111, Registered Plan 57M-802, PIN: 63205-1044
- Springdale Drive, Registered Plan 57M-802, PIN: 63205-1051
- Springdale Drive 0.3 metre reserve, Block 112, Registered Plan 57M-802, PIN: 63205-1045
- Springdale Drive 0.3 metre reserve, Registered Plan 383, PIN: 63205-0535
- Stormwater Management Facility, Block 97, Registered Plan 57M-802, PIN: 63205-1030
- Walkway/Pond Access Block, Block 102, Registered Plan 57M-802, PIN: 63205-1035

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 North 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 for runoff to Jennings Creek. The subdivision provides housing for residents in our community and provides connection and road looping between older and newer developments.

Financial / Operation Impacts:

Upon assumption of the Woods of Jennings Creek Subdivision, Phase 1 North, 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. The looping of the road infrastructure provides for improved efficiencies in operations on our road.

Servicing Comments:

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

The services in the subdivision include:

Springdale Drive:

Storm Sewer:

- 39 metres of 300mm diameter SDR35 PVC
- 177 metres of 600 mm diameter 100D Concrete

Sanitary Sewer:

- 272 metres of 200mm diameter SDR35 PVC

Watermain:

- 254 metres of 200mm diameter DR18 PVC

Roadworks:

- 2516 square metres of asphalt road
- 248 metres of 1.5 metre wide concrete sidewalk
- 5.4 metres of 4 metre wide asphalt walkway/pond maintenance road
- 6 streetlights

Claxton Crescent:

Storm Sewer:

- 124 metres of 600mm diameter 100D Concrete

Sanitary Sewer:

- 127 metres of 200mm diameter SDR35 PVC

Watermain:

- 137 metres of 200mm diameter DR18 PVC

Roadworks:

- 1037 square metres of asphalt road
- 117 metres of 1.5 metre wide concrete sidewalk
- 2 streetlights

Stormwater Management (Blocks 97 and 102):

- One landscaped stormwater management pond
- 6 metres of 200mm diameter SDR35 PVC
- 27 metres of 600mm diameter 100D Concrete
- 74 metres of 675mm diameter 100D Concrete

- 25 metres of 750mm diameter 100D Concrete
- 189 metres of 4 metre wide asphalt walkway/pond maintenance road
- 47 metres of 600mm diameter 100D Concrete
- 33 metres of 4m wide Asphalt walkway and 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,
Phase 1 North



Registered Plan
57M-802.pdf

Appendix 'B' – Draft Assumption By-Law



Draft By-Law Phase 1
N.docx

Appendix 'C' – Asset Quantity List



As-Constructed Asset
Quantity Lists - 1 Nori

Department Head email: jrojas@kawarthalakes.ca

Department Head: **Juan Rojas**