



## Planning Advisory Committee Report

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**Report Number:** ENG2025-008  
**Meeting Date:** February 5, 2025  
**Title:** **Assumption of Woodland Hills Subdivision, Manvers**  
**Description:** Country Place, Horizon Court, and Tall Cedar Lane  
**Type of Report:** Regular Meeting  
**Author and Title:** Christina Sisson, Manager, Development Engineering

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### Recommendation(s):

**That** Report ENG2025-008, **Assumption of Woodland Hills Subdivision, Manvers**, be received;

**That** the Assumption of Woodland Hills Subdivision, geographic Township of Manvers, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix 'A' to Report ENG2025-008 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 facilitated the registration of Plan 57M-807 for Tall Cedar Lane and a short section of Country Place (hammerhead for snow plow operations) for Woodland Hills Community Inc. in 2020 to provide for the build out of three lots on Tall Cedar Lane. Subsequently, the City entered into a subdivision agreement with Woodland Hills Community Inc. in 2021 for Country Place and Horizon Court phase of the Woodland Hills Subdivision in the geographic Township of Manvers.

Further to a request from the Owner, Mr. Donald Kerr, the Engineering and Corporate Assets Department is recommending formal assumption of Country Place, Horizon Court, and Tall Cedar Lane within the subdivision. Subsequent to the drainage works and some house building of the subdivision, the top course of asphalt was placed in October 2023, and the maintenance period of one year was initiated in November 2023. 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 the development process, it is recommended that the City assume:

- Country Place, Registered Plan 57M-807, PIN: 63265-0463
- Country Place, Registered Plan 57M-810, PIN: 63265-0513 and PIN: 63265-0514
- Tall Cedar Lane, Registered Plan 57M-807, PIN: 63265-0464
- Horizon Court, Registered Plan 57M-810, PIN: 63265-0511
- Stormwater Management Pond, Block 36, Registered Plan 57M-810, PIN: 63265-0506
- Drainage Swale, Block 37, Registered Plan 57M-810, PIN: 63265-0507

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

## **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 the Woodland Hills Subdivision 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 in a timely manner. Specifically, the stormwater management design which includes roadside ditches, drainage swale, and pond provides for water quality control, infiltration, and a healthy environment.

## **Financial / Operation Impacts:**

Upon assumption of the Woodland Hills Subdivision, 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 roads and drainage works were completed in accordance with the approved design. For the Woodland Hills Subdivision, specifically for Country Place, Horizon Court, and Tall Cedar Lane, the following assets are eligible for assumption (the full asset quantity list is attached as Appendix 'D'):

### **Country Place:**

**Culverts:**

- 189 metres of 500mm diameter CSP
- 55.5 metres of 700mm diameter CSP

**Roadworks:**

- 3997.5 square metres of asphalt road
- 10 streetlights

**Horizon Court:**

**Culverts:**

- 94 metres of 500mm diameter CSP

**Roadworks:**

- 1469 square metres of asphalt road
- 5 streetlights

**Tall Cedar Lane:**

**Culverts:**

- 31 metres of 500mm diameter CSP
- 20 metres of 700mm diameter CSP

**Roadworks:**

- 890.5 square metres of asphalt road
- 2 streetlights

**Stormwater Management (Blocks 36 and 37):**

- 32 metres of 450mm diameter 65D Concrete sewer
- One landscaped dry stormwater management pond
- One landscaped dry drainage swale

**Consultations:**

Finance Division  
Public Works Roads Division

**Attachments:**

Appendix 'A' – Registered Plan 57M-807 – Woodland Hills Subdivision (Country Place and Tall Cedar Lane)



57M807.pdf

Appendix 'B' - Registered Plan 57M-810 – Woodland Hills Subdivision (Country Place and Horizon Court)



57M-810 Woodland  
Hills, Country Place.pc

Appendix 'C' – Draft Assumption By-Law



Draft By-Law  
Woodland Hills.docx

Appendix 'D' – Asset Quantity List – Tall Cedar Lane



Asset Quantity List -  
Tall Cedar Lane.pdf

Appendix 'E' – Asset Quantity List – Country Place and Horizon Court



Asset Quantity List -  
Horizon Court and Co

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