



Planning Advisory Committee Report

Report Number:	PLAN2025-023
Meeting Date:	April 9, 2025
Title:	King's Bay Golf Club Limited Subdivision Agreement
Description:	Request from King's Bay Golf Club Limited (Geranium Homes) to enter into a Subdivision Agreement – King's Bay Golf Course (27 Stub Road) for lands described as All of Block 111, 113 and 114, Part of Block 107, 108, and 112, 57R8284 and 57R8288, former Township of Mariposa, now City of Kawartha Lakes
Type of Report:	Regular Meeting
Author and Title:	Rory Baksh (Dillon Consulting) for the City of Kawartha Lakes

Recommendation(s):

That Report **PLAN2025-023, King's Bay Golf Club Limited Subdivision Agreement**, be received for information;

That the Subdivision Agreement generally in accordance with the draft version attached in Appendix 'B' to Report **PLAN2025-023, King's Bay Golf Club Limited Subdivision Agreement**, 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 City received applications for an Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision for the subject property municipally known as 27 Stub Road in the former Township of Mariposa. 27 Stub Road operated as the King's Bay Golf & Country Club until 2019, and the applications proposed the redevelopment of the former golf club into a subdivision of single detached residential units.

The developer appealed all three applications to the Ontario Land Tribunal and all three appeals were resolved through the OLT's proceedings. More specifically, the OLT's decision issued on July 4, 2024 indicated that the "Draft Plan...is approved subject to the fulfillment of the conditions set out in Attachment 4 to this Order". A copy of Attachment 4 from the OLT's decision is included in this report as Appendix 'C'.

The OLT's decision further goes on to say, "The City of Kawartha Lakes shall have the authority to clear the conditions of Draft Plan approval and to administer final approval of the Plan of Subdivision".

Rationale:

The purpose of this report is to present the working draft Subdivision Agreement (attached as Appendix 'B'). The draft Subdivision Agreement complies with Council's policies and by-laws applicable to the development of land insofar as it is based on the City's 2025 template for subdivision agreements and will ultimately incorporate all appropriate civil engineering standards and land use planning requirements.

The draft Subdivision Agreement complies with the aforementioned OLT Decision by incorporating the conditions of draft approval. The subdivision implements the related OLT-approved Official Plan Amendment and Zoning By-law for the subject lands.

The draft Subdivision Agreement has been circulated, reviewed and discussed by City Departments and revisions have been made resulting in the version that is included as Appendix 'B' to this report. At the time this report was prepared there remain matters to be addressed – including but not limited to (a) clearance from the Province on the archaeological status of the subject lands, (b) final clarification on the amount to be paid for cash-in-lieu of parkland, (c) final determination of the securities to be provided, (d) final determination on the development charges to be paid, (e) assignment of street names and numbering, (f) resolution of City comments on the third engineering submission, (g) resolution of City comments by the developer on any subsequent

engineering submissions, and (h) final phrasing of any customized portions of the agreement – all to the City's satisfaction.

At this time, however, staff are of the opinion that all technical/outstanding matters can be resolved; therefore, this draft Subdivision Agreement is being presented for consideration by the Planning Advisory Committee in its current form. The final version will generally be in accordance with this draft Subdivision Agreement – with the imperative that all technical/outstanding matters must be fully addressed to the City's satisfaction. When these matters are fully resolved and the agreement is prepared in its final form, then the agreement will be signed (executed) by the City and the developer, and the development can proceed to registration in due course.

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

This subdivision will contribute 46 residential units to support the City achieving 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 draft 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/operation impacts are anticipated.

The current working cost estimate provided by the developer's Engineer of Record is approximately \$3.9 million for servicing and approximately \$879,000 for earthworks. Based on these working cost estimates from the third engineering submission, the total

working value of securities to be provided to the City would be approximately \$4.3 million; however, this value will be finalized as part of the City's on-going review of the engineering submission(s).

Consultations:

ECA-Development Engineering Division

City Solicitor

Attachments:

Appendix 'A' – Location Map



Appendix A -
PLAN2025-023 Locatic

Appendix 'B' – Working Draft Subdivision Agreement



Appendix B -
PLAN2025-023 Draft S

Appendix 'C' – Excerpt from OLT Decision, Attachment 4



Appendix C -
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Department Head email: ibarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Department File: Plan of Subdivision D05-2022-001