Agenda - Executive Policy Committee - July 11, 2007

Report - Standing Policy Committee on Property and Development - June 26, 2007

Item No. 5 Subdivision and Rezoning - 3348 Waverley Street (St. Norbert Ward) File DASZ 7/2007

STANDING COMMITTEE RECOMMENDATION:

On June 26, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision under File DASZ 7/2007 be amended and approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "C" for File DASZ 7/2007 dated June 14, 2007, for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 5, 2007.

2. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "C" for File DASZ 7/2007 dated June 14, 2007, to an "R1-3.5" Residential District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

   A. That no building permit be issued for proposed lot 20 until such time as it has been legally consolidated with adjoining property to the east in order to accommodate lots of more appropriate width and depth.

   B. That no building permits be issued for proposed lots 18, 19 and 20 until all matters related to the adjacent parkland are resolved.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

Report - Standing Policy Committee on Property and Development - June 26, 2007

5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee - July 11, 2007

Report - Standing Policy Committee on Property and Development - June 26, 2007

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 26, 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 12, 2007, the Riel Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That the report from the Planning and Land Use Division dated June 5, 2007, be amended as follows:

    1. Amend Recommendation 1 by substituting the words “Schedule “B”” with the words “Schedule “C”” and changing the date of the Schedule to June 14, 2007.

    2. Amend Recommendation 2 by substituting the words “Schedule “B”” with the words “Schedule “C”” and changing the date of the Schedule to June 14, 2007.

    3. Amend Recommendation 2.A. by substituting the number “21” with the number “20”

    4. That Recommendation 2.B. be added as follows, namely:

        “2.B. That no building permits be issued for proposed lots 18, 19 and 20 until all matters related to the adjacent parkland are resolved,”

and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 3348 Waverley Street**
File DASZ 7/2007 [c/r DAV 112394/2007D]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Marc Pittet, Clerk,**
Riel Community Committee

Report date: **June 18, 2007**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 12, 2007, the Riel Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision under File DASZ 7/2007 be amended and approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with ~~***Schedule "B"***~~ ***Schedule "C"*** for File DASZ 7/2007 dated ~~***June 5***~~ ***June 14***, 2007, for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 5, 2007.

2. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on ~~***Schedule "B"***~~ ***Schedule "C"*** for File DASZ 7/2007 dated ~~***June 5***~~, ***June 14***, 2007, to an "R1-3.5" Residential District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following condition***s***:

   A. That no building permit be issued for proposed lot ~~***21***~~ ***20*** until such time as it has been legally consolidated with adjoining property to the east in order to accommodate lots of more appropriate width and depth.

   B. That no building permits be issued for proposed lots 18, 19 and 20 until all matters related to the adjacent parkland are resolved.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of

time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reason for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the report from the Planning and Land Use Division dated June 5, 2007 and in the report from the Administrative Coordinating Group dated June 5, 2007.

PUBLIC HEARING SUMMARY

File: DASZ 7/2007 [c/r DAV 112394/2007D]

Before: Riel Community Committee
Councillor Swandel, Chairperson
Councillor Steeves
Councillor Vandal

Public Hearing: June 12, 2007
Council Chamber, Council Building, 510 Main Street

Applicant: Global Homes Ltd.

Subject:



APPLICANT : GLOBAL HOMES LTD.
FILE: DASZ 7/07
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 6400/94 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to an "R1-3.5" RESIDENTIAL DISTRICT. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : GLOBAL HOMES LTD.
N° DE RÉFÉRENCE : DALZ 7/07
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Règlement municipal sur le zonage n° 6400/94 visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie A (SECTEUR AGRICOLE) à la catégorie R1-3.5 (SECTEUR RÉSIDENTIEL). **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: 3348 Waverley Street

Exhibits Filed:

1. Application dated March 1, 2007
2. Notification of Public Hearing dated May 24, 2007
3. Manitoba Status of Title1854652
4. Letter of authorization dated October 6, 2006 from Edmund, Hilarie and Louis Grandmont to Global Homes Ltd.
5. Letter of authorization dated February 28, 2007 from Louis Grandmont to Global Homes Ltd.
6. Site Plan
7. Report from the Planning and Land Use Division dated June 5, 2007
8. Report from the Administrative Coordinating Group dated June 5, 2007
9. Inspection Report
10. Schedule "C" for File DASZ 7/2007 dated June 14, 2007

REPRESENTATIONS:

In Support:

Bernhard Goertzen
Alvin Kleinsasser
Perry McDonald

In Opposition

Nil

For Information:

Daryl Fowler
Chris Kulbaski
Kristina Poirier

For the City:

Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department
Mr. K. Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

The applicant, Bernhard Goertzen, Global Homes Ltd., appeared in support of the application and gave a brief overview of the proposal. Mr. Goertzen indicated concurrence in the recommendations contained in the administrative report from the Planning and Land Use Division dated June 5, 2007 and the Administrative Coordinating Group report dated June 5, 2007, with the following exceptions:

- The applicant requested that Conditions 9 and 16 of the Administrative Coordinating Group report be deleted and that he would be willing to negotiate with the City regarding Condition 20.

Kristina Poirier appeared for informational purposes. Ms. Poirier stated that she lives on Payment Street and her home borders the proposed development. Ms. Poirier asked questions with regard to the following:

- Size of houses in the proposed development and whether or not the development will be consistent with existing homes and negatively impact the value of her property;
- The amount of greenspace that will be protected along the creek and how the development will impact the view from her home.

Bernhard Goertzen returned in rebuttal. In response to questions from the Committee, Mr. Goertzen provided the following responses:

- The majority of lots in the proposed subdivision will be between thirty-seven (37) and forty (40) feet wide as development costs have increased more than forty (40%) in the last year and there is a demand for smaller, more affordable lots. There will, however, be very large lots along the westerly portion of the development.
- In discussions with the administration, he was advised that La Porte Drive would not be extended beyond the proposed development and a park would likely be established to the south.
- The developer would be interested in acquiring the park land to the east of the development to incorporate it into the proposed subdivision; Mr. Goertzen stated that he would be willing to trade the lands identified as parcel 87 for said park land.
- Mr. Goertzen did not concur with Councillor Swandel's suggestion that the first five (5) lots (identified as lots 1 - 5 in Schedule "B" dated June 5, 2007) along the south side of the proposed development, immediately west of the proposed extension of Laporte Drive, be reduced to four (4) lots with a minimum frontage of 12.912 metres.

Exhibit "7" referred to in File DASZ 7/2007 [c/r DAV 112394/2007D]

Winnipeg

Planning, Property and Development Department Report

To the Riel Community Committee

Date: June 5/07
File: DASZ 7 /07
Related Files: DAV 07 112394D

Subject: The applicant is proposing to rezone and subdivide a portion of his property in order to create an extension of La Porte Drive and twenty (20) new buildable housing lots

Location: 3348 Waverley

Legal Description: All that portion of RL 87 Parish of St. Norbert according to Plan No. 3762 WLTO which lies to the west of a line drawn parallel with and perp distant 2000 feet from the western limit of the land taken for the right-of –way of the Canadian National Railway Plan 5559 WLTO exc public road Plan 9010 WLTO



Applicant: Global Homes Ltd.

Owner: Edmond, Hilaire & Louis Grandmont

Recommendation: Approval with conditions

Site Description:



The subject four acre parcel is bounded vacant agriculturally zoned lands lands to the west and south. Grandmont Creek also forms the most immediate western boundary of the site. To the immediate north is an established residential subdivision zoned “R1-4” and “RI-3.5” Residential. To the immediate east, similary, are well established residential areas zoned “R1-5.5”.

Description of the Proposed Development:

The applicant, by way of subdivision and variance is splitting off the four acres (of his overall thirty two acre parcel) which lies on the east side of Grandmont Creek. The remaining twenty eight acres are in a Rural Policy Area and cannot be developed until such time as the area west of Grandmont Creek becomes part of the Neighbourhood Policy Area by Plan Amendment. La Porte Drive is to be extended culminating in a dead end cul-de-sac, along which are proposed twenty potential housing lots. The proposed lots range in size from 3500 sq. ft. to 6000 sq.ft. , the largest being the pie shaped lots backing onto the creek. There is no provision for right-of-way extension to the remaining sliver of agricultural land further to the south and east of the creek. It is deemed to be un-developable for residential purposes. The proposed development area is outside the service area for the Grandmont Wastewater Lift Station. Thus the applicant shall be

required to do any upgrading deemed necessary. Further the applicant shall, at no expense, to the City, construct all watermains, wastewater sewers and drainage facilities required to serve the proposed development. Finally, a 10 -20 metre wide strip of land along the west periphery of the development is being dedicated for public reserve purposes eventually connecting to existing PR lands along the creek further to the north.

Analysis:

The subject parcel which is approximately four (4) acres in size is part of a much larger lot , most of which cannot be developed because it is not within a designated Neighbourhood Policy Area, but rather a Rural Policy Area. The remaining twenty eight acres which is west of Grandmont Creek will for the time being remain rural and undeveloped and is the subject of the accompanying variance. The subject parcel is however , suitable for residential single family development and as such the applicant is proposing to extend La Porte Drive into a dead end cul-de-sac and create twenty new buildable lots of varying sizes, the smallest of which appears to be about 3500 sq. feet in area. Most of the proposed lots have depths of approximately 115 feet with several in the 170 ft. range. The majority of the new lots will be equivalent in area and configuration with existing lots east of La Porte Drive. The Planning Department supports the proposed subdivision for several reasons. First of all, it is the last remaining pocket of developable serviceable land on the west periphery of St. Norbert which is within the Neighbourhood Policy Area. Secondly, it is in character with adjoining existing neighbourhoods and is not of a scale that will adversely affect those adjacent areas. And finally , the proposal meets the City's mandate to create new infill housing in areas with a full range of services. It should be noted that the City does not regard the lot identified as lot 21 as a buildable lot because of its lack of adequate depth. It is therefore recommended that lot 21 , in its current configuration be held in abeyance until such time as it is consolidated with enough adjoining land to properly develop buildable sites of suitable depth and width.

Plan Winnipeg :

The proposed development is located in a designated Neighbourhood Policy Area which under Plan Winnipeg guidelines allows for single family residential development.

Land Dedication:

This Development Application includes some natural lands/habitat in the form of Grandmont Creek. As per the Ecologically Significant Natural Lands Strategy & Policy the Multi-criteria Evaluation Committee has reviewed this habitat in regards to a possible recommendation for preservation.

The Multi-criteria Evaluation Committee has recommended that the Grandmont Creek at the west end of this proposed development be preserved. As a result the City requires that a strip of land be dedicated as Public Reserve between the existing creek bed and the residential lots of this subdivision. The Public Reserve is to be 20 m wide adjacent to lots 8 and 9 and at least 10 m wide adjacent to lots 11 and 12.

The Public Reserve will function as a buffer zone between the creek and the residential land uses. The Public Reserve will be important for creek bank stability and erosion control and will be important in regards to nutrient retention from the adjacent residential uses. In addition, the site could be important as a wildlife corridor. The site will also serve as a buffer zone between the creek and the residential land uses and as a passive recreational and pathway linkage to open spaces north and south of this location.

Revisions to the Plan:

The original plan endorsed for public hearing and advertising (initially referred to as Schedule "A".) made provision for a cul-de-sac, twenty buildable lots and an additional lot 21 which is to be held in abeyance until further notice. As per the requirements outlined in the above section regarding the need to widen a portion of the future public reserve area along Grandmont Creek , the original subdivision plan was marginally modified to the extent that the three largest proposed lots (8 ,9 &10) were slightly reduced in depth. Nothing else effectively changes and in fact, the three aforementioned lots are each still twice the size of the remaining seventeen (17) buildable sites. The modified plan is referred to as Schedule "B" and is referenced at the end of this report. A copy of the original Schedule "A" plan also accompanies this report for reference purposes.

Recommendation

The Planning and Land Use Division recommends approval of the proposed rezoning and subdivision for the following reasons:

- The proposed residential land use is in scale and in character with adjoining neighbourhoods to the north and east. It also constitutes infill development in accordance with Plan Winnipeg guidelines.

Recommended Conditions of Approval

1. That the plan of subdivision proposed under File DASZ 7/2007 be amended and approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 7/2007 dated June 5, 2007, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 5, 2007.

2. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on attached Schedule "B" for File DASZ 7 /2007 dated June 5,2007 to a "R1-3.5" Residential District subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

    1) That no building permit be issued for proposed lot 21 until such time as it has been legally consolidated with adjoining property to the east in order to accommodate lots of more appropriate width and depth.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands **provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.**

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Kevin Lalor
PPD File # .624

Schedule "C"

By-Law No. _____

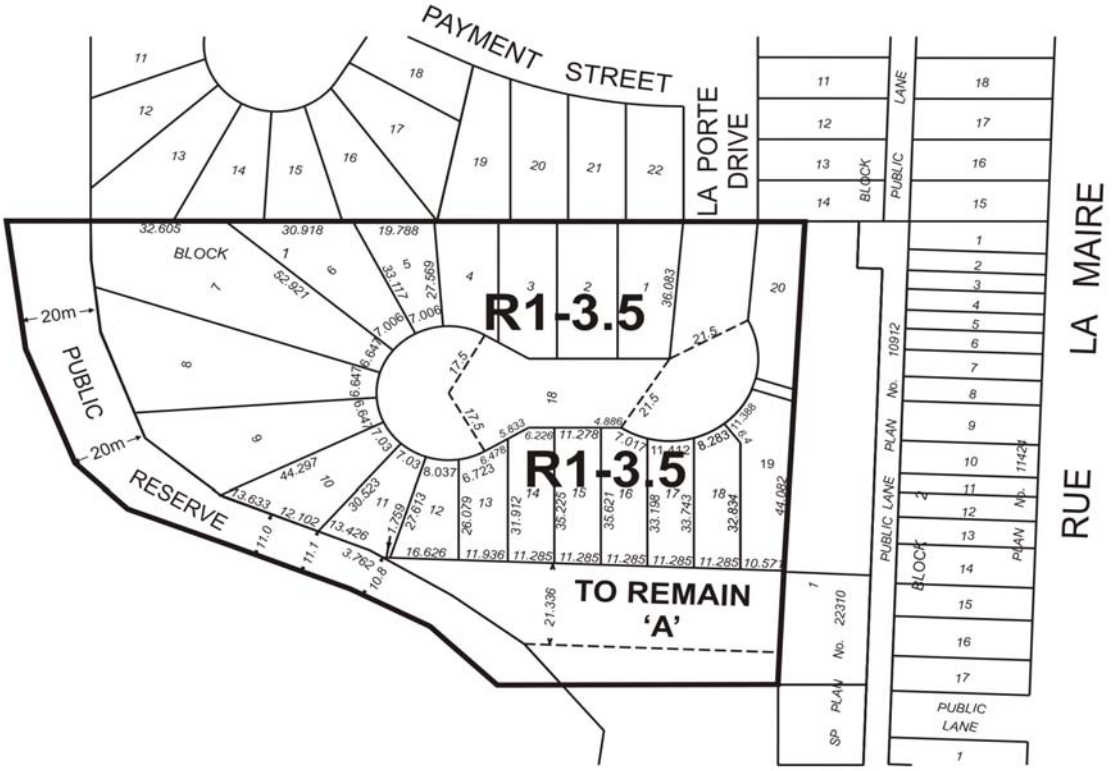
File No. **DASZ 7/07**

Atlas Sheet No.

AP22
RIEL
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located at 3348 Waverley Street from an "A" AGRICULTURAL DISTRICT to an "RM-3.5" RESIDENTIAL DISTRICT as shown outlined below.



Schedule "C" for
File No. DASZ 7/07,
Riel Community Committee,
Dated: June 14/07

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit "8" referred to in File DASZ 7/2007

Re: Proposed subdivision and rezoning of land located at 3348 Waverley Street – DASZ 7/07

An application has been submitted by Global Homes Ltd. to subdivide and rezone land located at 3348 Waverley Street.

It is recommended that approval of this application be subject to the Developer entering into a Development Agreement as follows:

1. The Developer shall, at no expense to the City, install watermains and wastewater sewers to serve the proposed subdivision to the satisfaction of the Director of Water and Waste.

2. The developer shall submit a report, prepared by a qualified municipal engineer, which will analyze the existing wastewater system in this area and recommend any upgrading required to provide service for the proposed development and adjacent lands. The developer shall pay all costs of system improvements (including lift station upgrading) if required, all to the satisfaction of the Director of Water and Waste.

3. The Developer shall, at no expense to the City, install land drainage sewers complete with catchbasins and swales required to accommodate the proposed subdivision to the satisfaction of the Director of Water and Waste.

4. The Developer shall pay its share of the regional land drainage system and for the oversized land drainage sewer.

5. The Developer shall, at no expense to the City, construct all swales, including sodding, catchbasins and leads required to provide rear lot drainage prior to the issuance of Building Permits.

6. The Developer shall, at no expense to the City, provide easements with respect to the maintenance of lot drainage and underground services upon registration of approved subdivision mylars in the Land Titles Office.

7. The Developer shall, at no expense to the City, install water and wastewater lot line connections to serve each lot within the proposed subdivision. The Developer shall warranty the lot line connections for one year after the water has been turned on for domestic purposes.

8. The Developer shall be required to undertake that sewer and water connections to houses will not be extended within the lots until such time as each house foundation is backfilled and its roof has been sheathed.

9. The Developer shall pay its share of the cost of services previously installed by the City and/or others in La Porte Drive, if applicable, as determined by the Directors of Public

Works and Water and Waste.

10. The Developer shall, at no expense to the City, construct portland cement concrete pavement to a width of 7.5m and radius of 10.5m, and a thickness of 150mm respectively in the street within the proposed subdivision, and all related works including, but not necessarily limited to boulevard and cul-de-sac island landscaping, ornamental street lighting and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

11. Right of way to accommodate the cul-de-sac turnaround is to be consistent with the dimensions illustrated on Streets and Transportation Drawing ST-90 (revised) or ST-90-A.

12. The Developer shall, at no expense to the City, install boulevard sod and trees within the street right of way within the proposed subdivision in accordance with construction specifications and plans approved, prior to installation, by the Director of Public Works.

13. The Developer shall, at no expense to the City, maintain the boulevard improvements for a period of one year in accordance with specifications of the Director of Public Works.

14. The Developer shall, at no expense to the City, provide underground electrical and telephone services to serve the proposed subdivision and shall pay the full cost of removing or relocating any existing equipment to accommodate the proposed subdivision.

15. The Developer shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.

16. The Developer shall, at no expense to the City, cause ornamental street lighting to be installed in the street within the proposed subdivision.

17. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

18. The Developer shall pay the full cost of installing standard reflectorized permanent street name signs at the new street intersection.

19. The Developer shall be responsible to control and to initiate the clean up of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial

completion of all construction. The clean up of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

20. The Developer shall dedicate Public Reserve lands along the west limit of the proposed subdivision as determined by the Director of Planning, Property and Development.

21. The Developer shall pay to the City the sum of $1,200 per acre to defray the City's administration and related costs incidental to the preparation of this Agreement.

22. The Developer shall pay the full cost of engineering services provided by or on behalf of the City with respect to the installation of all services required to serve the proposed subdivision.

THIS REPORT SUBMITTED BY:

Administrative Coordinating Group
File No. AG 7/07
June 5, 2007

"Original signed by R.T. Raban"
Land Development Engineer

"Original signed by F. Mazur"
Water and Waste Department

"Original signed by R. Hartmann"
Public Works Department

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