Agenda – Executive Policy Committee – November 9, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Item No. 8 Plan of Subdivision – Former School Site: Edmund Gale north of George Reshaur Bay Intersection (Transcona Ward) File DAS 17/2016 [c/r DAV 125416/2016D]

STANDING COMMITTEE RECOMMENDATION:

On November 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the plan of subdivision under File DAS 17/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "D" of File DAS 17/2016 dated October 7, 2016 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 10, 2016, which is Schedule "B" of this report, with the following amendment:

        i. Add the following new condition under "C. Servicing Conditions":

            14. That the developer shall repair and replace the sidewalk as determined by and to the satisfaction of the Director of Public Works.

2. That, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor 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 plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

8. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 18, 2016, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Amend Recommendation 1. by deleting "Schedule A" and replacing with "Schedule D"
- Amend Recommendation 1.A. by adding the following after "Schedule B of this Report":

  ", with the following amendment,

  i. Add the following new condition under "C. Servicing Conditions":

  "14. That the developer shall repair and replace the sidewalk as determined by and to the satisfaction of the Director of Public Works."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Plan of Subdivision – Former School Site: Edmund Gale north of George Reshaur Bay Intersection**
File DAS 17/2016

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

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **October 20, 2016**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 18, 2016, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under File DAS 17/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with ***Schedule "D"*** of File DAS 17/2016 dated October 7, 2016 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 10, 2016, which is Schedule "B" of this report***, with the following amendment:***

        i. Add the following new condition under "C. Servicing Conditions":

            14. That the developer shall repair and replace the sidewalk as determined by and to the satisfaction of the Director of Public Works.

2. That, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor 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 plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

8. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

9. That the Director of Legal Services and City Solicitor 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 East Kildonan-Transcona Community Committee provided the following supporting reason(s) for its recommendation:

1. The developer is willing to give up land that will be incorporated into the existing park.
2. This will ensure the park is a little bit more attractive and accessible to the community.
3. This is single family and consistent with the area.
4. The lots are large.

PUBLIC HEARING SUMMARY

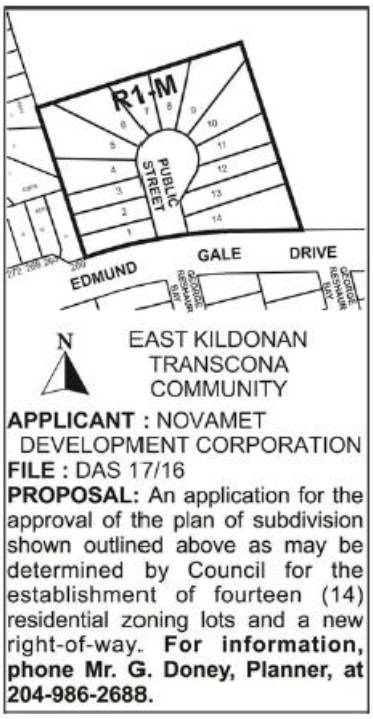
File: DAS 17/2016

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Schreyer
Councillor Wyatt

Public Hearing: October 18, 2016
Council Building, 510 Main Street

Applicant: Novamet Development Corporation
(Elliott Hannam)

Subject:



Premises Affected: Former School Site: Edmund Gale north of George Reshaur Bay Intersection

Exhibits Filed:
1. Application dated July 14, 2016
2. Notification of Public Hearing dated August 2nd, 2016
3. Manitoba Status of Title 2126254/1

4. Reference File No. DASZ 42/87 (Phase 4) The City of Winnipeg By-law No. 117/2005
5. Plans (3 pages)
6. Report from the Urban Planning Division dated October 7, 2016
7. Inspection Report
8. Lot Sketch submitted by the Eric Vogan at the public hearing
9. Recording of Representations of public hearing held on October 18, 2016

REPRESENTATIONS:

In Support:

Eric Vogan
Mike Armstrong
Lyne Jones

In Opposition

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department
G. Jasper, Land Development Administrator, Planning, Property and Development Department

Exhibit "6" referred to in File DAS 17/2016

ADMINISTRATIVE REPORT

Title: DAS 17/2016 – Edmund Gale Dr.

Issue: proposed plan of subdivision to create one public street and 14 lots from one parcel of land

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DAS 17/2016 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DAS 17/2016 dated October 7, 2016 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 10, 2016, which is Schedule "B" of this report.

2. That, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor 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 plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

8. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

REASON FOR THE REPORT

This report provides information on the proposed plan of subdivision and the associated proposed development and makes recommendations based on the proposal's compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Public Service are concurred in by Council, the proposed subdivision and associated development can proceed.

HISTORY

On May 31, 1989, Council approved DASZ 42/87, which was an application to subdivide and rezone approximately 240 acres of land located south of Kildare Avenue and east of Redonda Street. The proposed plan of subdivision and rezoning that was approved showed the subject site as a "school reserve" zoned "R1-L." On August 2, 1989, at the Developer's request, Council approved the registration of the approved plan of subdivision in phases.

On June 29, 2005, Council approved By-law 117/2005, which led to the creation of the subject site and its rezoning to an "R1-4" Residential District of By-law 6400/94. When By-law 200/2006 replaced By-law 6400/94, the site's zoning was converted to the "R1-M" Residential Single-Family District of By-law 200/2006.

CONSULTATION

The City's Administrative Coordinating Group was consulted in preparing this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Glen Doney
Date:	October 7, 2016
File No.	DAS 17/2016

Attachments

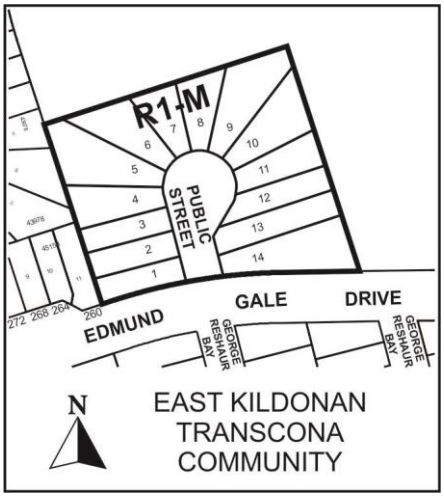
Appendix “A,” Planning Discussion

Schedule “A” of File DAS 17/2016, East Kildonan - Transcona Community Committee, dated October 7, 2016

Schedule “B,” Report of the Administrative Coordinating Group, August 10, 2016

APPENDIX "A," PLANNING DISCUSSION

DATE:	**October 7**, 2016
FILE:	**DAS 17/2016**
RELATED FILE:	**DAV 16-125416D**
COMMUNITY:	**East Kildonan - Transcona**
NEIGHBOURHOOD #:	4.414
SUBJECT:	proposed plan of subdivision to create one public street and 14 lots from one parcel of land
LOCATION:	Edmund Gale Dr. and George Reshaur Bay, west intersection
LEGAL DESCRIPTION:	Block 2, Plan 44483 WLTO



APPLICANT:	Elliot Hannam, Novamet Development Corp. 1 Dr. David Friesen Dr. Winnipeg, R3X 0G8
OWNER:	Novamet Development Corp.
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

The subject site (the site) is:

- shown on figures 1 and 2;
- immediately north of Edmund Gale Drive and George Reshaur Bay, west intersection;
- in the Canterbury Park Neighbourhood and the Transcona Ward;
- 2.9 acres and approximately 400 feet wide;
- undeveloped; and

- in an “R1-M” Residential Single-Family Medium District of Zoning By-law 200/2006 and a Recent Communities policy area, which is a type of Areas of Stability policy area of *OurWinnipeg* and *Complete Communities*.

Figure 1: Assessed Land Areas & 2016 Aerial Photography **North↑**

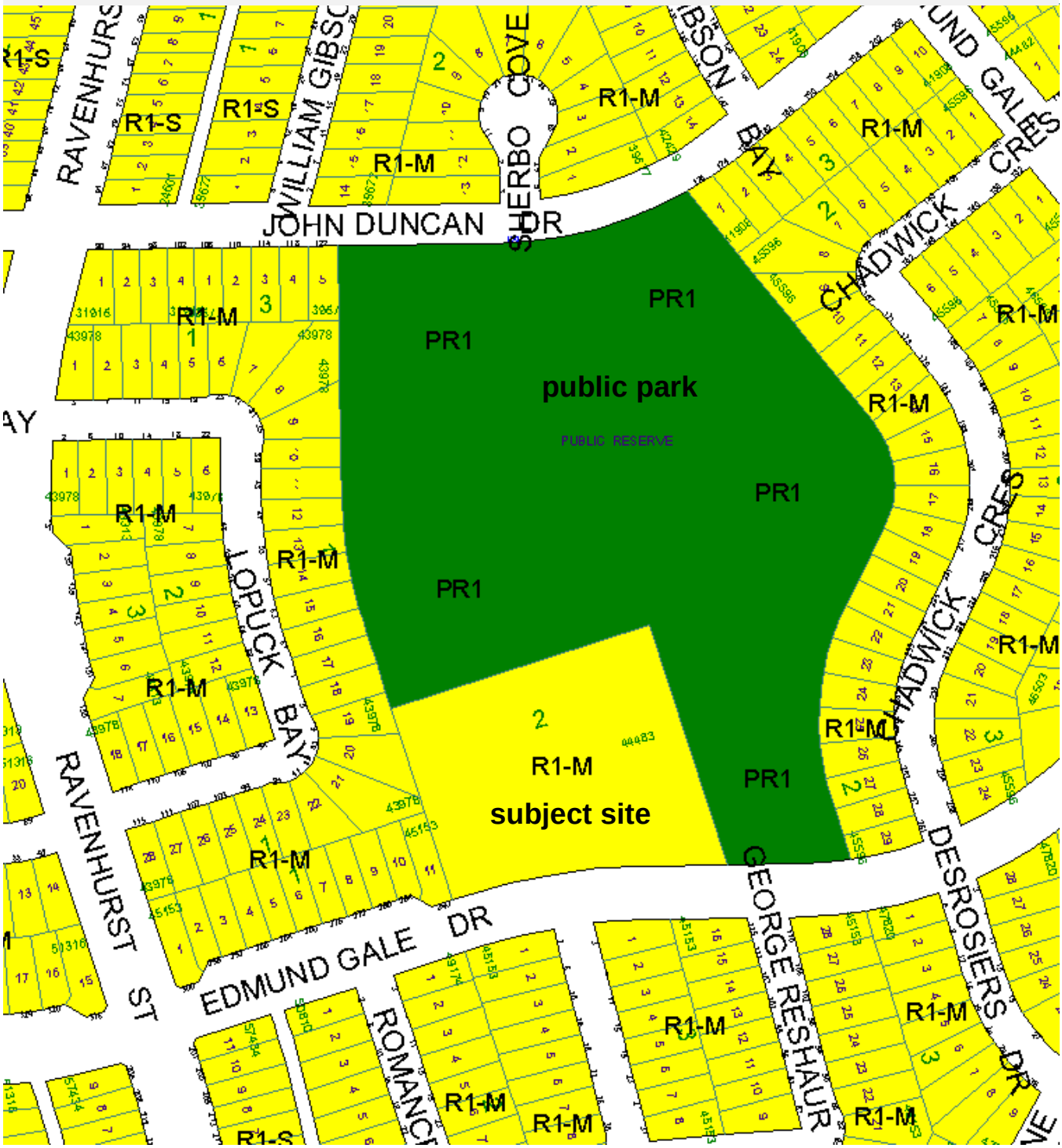


SURROUNDING LAND USES AND ZONING

The site context is also shown on figures 1 and 2.

Abutting the northern and eastern limits of the site is a park in a “PR1” Parks and Recreation 1 (Neighbourhood) District.

Figure 2: Existing Subdivision Plans Over Existing Zoning **North↑**



Abutting the site's western limit, and across Edmund Gale Drive from the site, are "R1-M" lots that each contain a single-family dwelling. These dwellings were built from 2006 to 2008.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND DEVELOPMENT

As previously stated, the proposal is to create one public street and 14 lots from one parcel of land. A single-family dwelling would be built on each lot.

The proposed plan of subdivision and an associated variance application (File DAV 16-125416D) must be approved before the proposal can proceed.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

OurWinnipeg is the City's development plan and *Complete Communities*, which was approved as a secondary plan, is a "Direction Strategy" of *OurWinnipeg* that also provides Directions and policies on land use and development.

The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to the Areas of Stability policy area states: *"Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

The first and third policies of Direction 1 of Section 04 of *Complete Communities* state, respectively:

> ***Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.***
>
> ***Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.***

The proposed subdivision would facilitate the establishment of 14 new single-family dwellings (SFDs) in the neighbourhood on a vacant parcel of land that is abutting a public park and zoned "R1-M." Ten of the new dwellings would be on lots abutting the park. This indicates that the proposed plan of subdivision and development would:

- enhance the diversity of the neighbourhood by adding new SFDs, most of which on lots abutting a park) of the neighbourhood;
- improve the sustainability of the neighbourhood by developing vacant land that is abutting a public street in which are piped water, wastewater and land drainage, an urban standard roadway and two sidewalks; and
- result in moderate change in the neighbourhood that is sensitive to the community context because "single-family dwelling" is the neighbourhood's dominant land use.

Therefore, the proposed plan of subdivision and development comply with ***OurWinnipeg* and *Complete Communities.***

Also, it is worth noting that *OurWinnipeg* requires the intensification of land uses to proceed only when the *"full range of municipal services"* (defined by *OurWinnipeg* as *"piped water, piped wastewater, piped land drainage and an urban standard roadway"*) is provided.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division is recommending approval because the proposed plan of subdivision and development comply with ***OurWinnipeg* and *Complete Communities.*** The condition requiring the developer to enter into a servicing agreement with the City is to ensure the full range of municipal services will be provided to the proposed lots.

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

Report Prepared by:
Glen Doney, Senior Planner

PPD File #:
DAS 17/2016

SCHEDULE "A" of File DAS 17/2016, East Kildonan - Transcona Community Committee, dated October 7, 2016

By-Law No. _____

File No. **DAS 17/16**

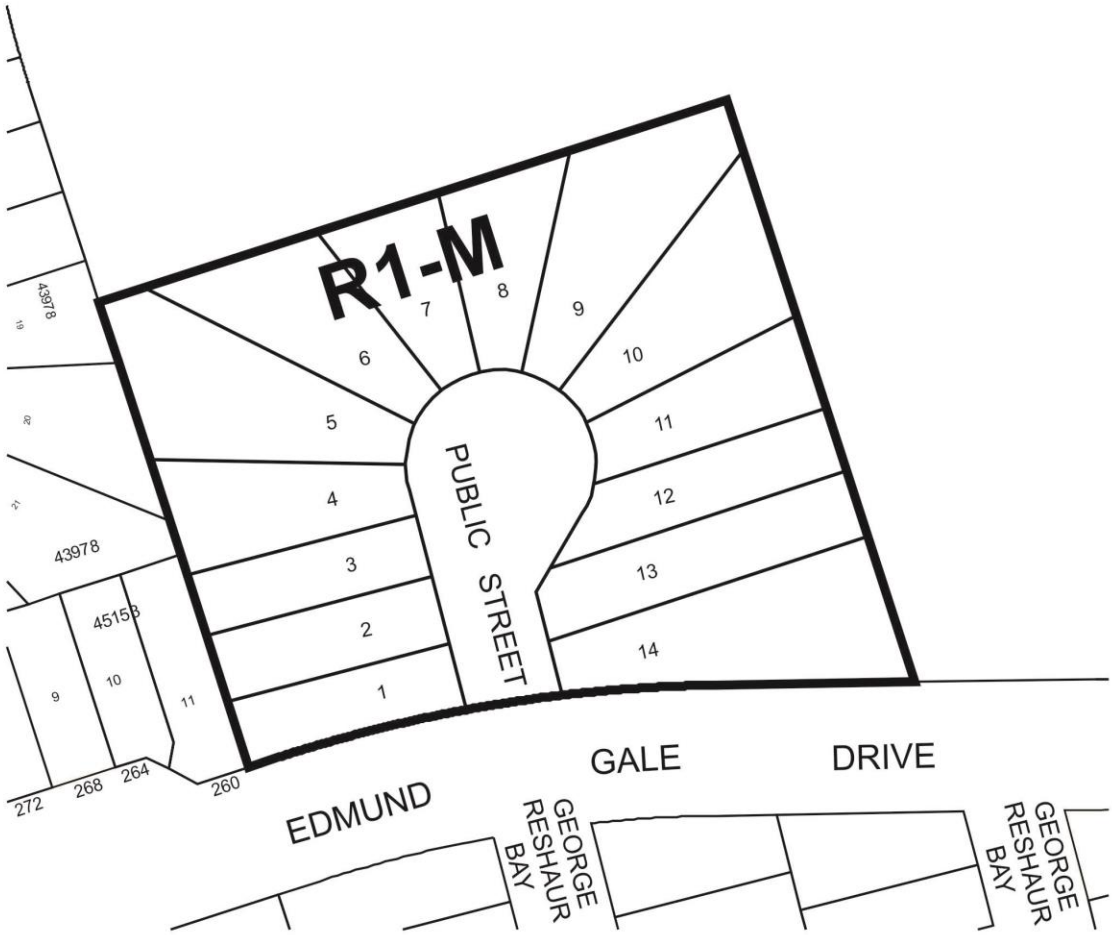
Atlas Sheet No. **Z37**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below on the land located at the former school site on Edmund Gale Drive north of George Reshaur Bay intersection for the establishment of fourteen (14) residential zoning lots and a new right-of-way.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – August 10, 2016

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON EDMUND GALE DRIVE NORTH OF RESHAUR BAY INTERSECTION – DAS 17/16

It is recommended that the approval of DAS 17/2016, if granted, be subject to the applicant entering into a Development Agreement addressing the following items:

A. PLAN CONSIDERATIONS

1) The proposed public street is to be established with an 18.0m wide right-of-way (20.0m wide if the land drainage sewer is 525mm in diameter or greater), as determined by and to the satisfaction of the Director of Public Works.
2) The Developer shall, at no expense to the City, legally open right-of-way to accommodate cul-de-sac turnaround consistent with the dimensions, as per the City's Transportation Standards Manual (M-10 or ST-90A).
3) The centrelines of the proposed public street and George Reshaur Bay shall be coincident, as determined by and to the satisfaction of the Director of Public Works.

B. SERVICING REPORTS

The Developer provide a comprehensive servicing report, prepared by a qualified municipal engineer, which will demonstrate that the existing systems have capacity to provide service for the proposed development to the satisfaction of the Director of Water and Waste.

C. SERVICING REQUIREMENTS

1) Wastewater Sewers

The Developer shall, at no expense to the City, construct and install wastewater sewers required to serve the Planned Area as determined by and to the satisfaction of the Director of Water and Waste.

2) Watermains

The Developer shall, at no expense to the City, construct and install watermains required to serve the Planned Area as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage

The Developer shall, at no expense to the City, construct and install land drainage sewers required to serve the Planned Area as determined by and to the satisfaction of the Director of Water and Waste.

4) Lot Line Servicing

a) The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewer and watermain, to service all lots within the Planned Area, as determined by, and to the satisfaction of, the Director of Water and Waste.

b) The Developer shall ensure that each sewer service remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the house sewer may be connected. The Developer hereby agrees to indemnify the City against all actions, claims, demands, damages, losses, and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.

c) The Developer shall replace or repair any water or sewer service found to be defective within one year following the date the water is turned on for domestic use, and shall pay the City any cost incurred by the City arising out of any such defect.

5) Lot Grading

a) Upon registration of the approved plan of subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, provide to the City all easements the City considers necessary with respect to the installation, construction, maintenance, and replacement of swales, catchbasins, and leads for drainage of the Planned Area.

b) Prior to the issuance of building permits, the Developer shall, at no expense to the City:

i. Submit to the City, for approval, a lot grading plan for the Planned Area, prepared by a municipal engineer; and

ii. Construct all swales, catchbasins, and leads necessitated by the approved lot grading plan

6) Pavement

a) The Developer shall, at no expense to the City, construct Portland cement concrete pavement, 7.5m wide by 150mm thick in the proposed Public Street and all related works including, but not necessarily limited to ornamental street lighting, boulevard landscaping and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct the proposed cul-de-sacs as per the City's Transportation Standards Manual (M-10 or ST-90A), as determined by and to the satisfaction of the Director of Public Works.

7) Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs at each new intersection within or adjacent to the Planned Area, as determined by the Director of Public Works.

8) Boulevards

a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.
b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

9) Fencing

a) The Developer shall, at no expense to the City, construct on all lot lines abutting the public reserve, a continuous uniform fence, as determined by and to the satisfaction of the Director of Public Works.
b) The Developer is to permit the City to file a caveat against the title(s) of each lot requiring the owner to maintain and/or repair or replace the fence as constructed to the satisfaction of the Director of Public Works.

10) Construction Traffic

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.

11) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground to the satisfaction of the Director of Public Works.
b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

12) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup 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, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup 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.

13) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

C. COSTS AND FEES

1. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

2. Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $2138.00/acre of the planned area to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAS 17/2016
October 7, 2016

"o*riginal signed by G. Jasper"*
G.V. Jasper P. Eng.,
Land Development Branch

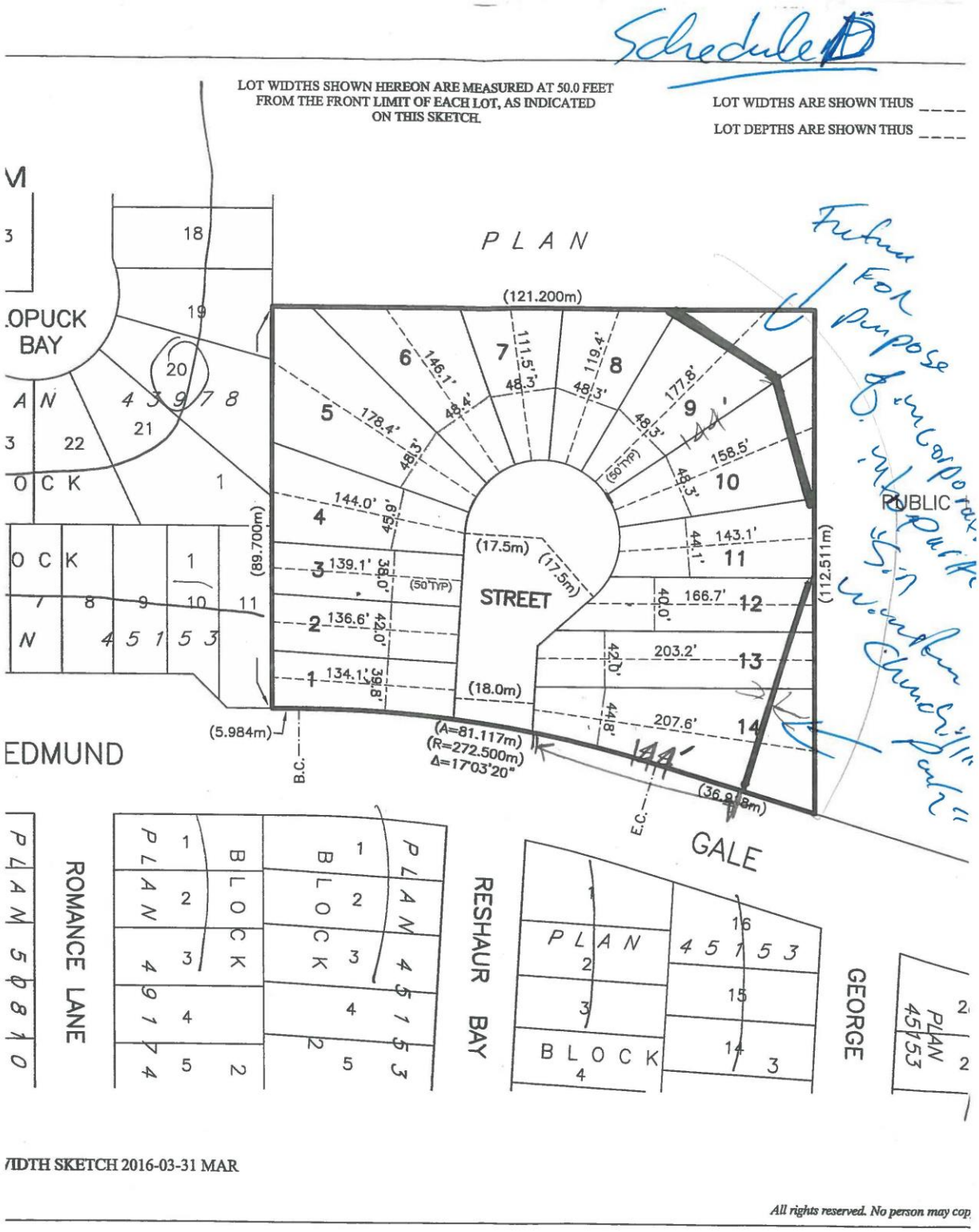
"o*riginal signed by M. Gajda"*
M. Gajda, P. Eng.
Water & Waste Department

"o*riginal signed by C. Desjardine"*
C.J. Desjardine P. Eng.
Public Works Department

"original signed by D.Beaton, M.L.Arch"
D. Beaton, M.L.Arch.
Parks, Riverbanks, & Community Initiatives Branch

GJ/gj

Schedule D:


Schedule D
LOT WIDTHS SHOWN HEREON ARE MEASURED AT 50.0 FEET FROM THE FRONT LIMIT OF EACH LOT, AS INDICATED ON THIS SKETCH.
LOT WIDTHS ARE SHOWN THUS
LOT DEPTHS ARE SHOWN THUS
PLAN
(121.200m)
STREET
(17.5m)
(18.0m)
(89.700m)
(112.511m)
(5.984m)
(A=81.117m)
(R=272.500m)
Δ=17°03'20"
(36.9[illegible]8m)
PUBLIC
GALE
EDMUND
ROMANCE LANE
RESHAUR BAY
GEORGE
BLOCK
PLAN 45153
WIDTH SKETCH 2016-03-31 MAR
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