SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1204 STURGEON ROAD

It is recommended that approval of DASZ 19/2025, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1. The Water and Waste Department (WWD) has advised that there is adequate water servicing capacity to support the proposed land use. Additional fire hydrants will be required to ensure all proposed buildings have adequate fire protection. If the development plans change, WWD will need to review the revised proposal.

Section II – Engineering Studies

1. The Developer shall provide a wastewater design report, prepared by a qualified municipal engineer, which outlines the wastewater infrastructure to adequately service the proposed development, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1. Wastewater Sewers

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

2. Regional Land Drainage System

   The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

3. Saskatchewan Avenue

   The Developer shall pay to the City, in cash, on demand, their share of the following services to be installed in Saskatchewan Avenue along the full length of the Planned Area abutting the south side of Saskatchewan Avenue:

i) 4.0m wide Portland cement concrete lane of pavement and all related works;

ii) a 1.5m wide Portland cement concrete sidewalk or a 3.5m wide asphaltic concrete multi-use pathway in the south boulevard;

iii) street lighting in the south boulevard;

iv) land drainage sewer; and

v) landscaping (sod and trees) in the south boulevard,

all as determined by and to the satisfaction of the Director of Public Works.

4. Sturgeon Road

The Developer shall pay to the City, in cash, on demand, their share of the following services to be installed in Sturgeon Road along the full length of the Planned Area abutting the west side of Sturgeon Road:

i) 4.0m wide Portland cement concrete lane of pavement and all related works;

ii) a 1.5m wide Portland cement concrete sidewalk or a 3.5m wide asphaltic concrete multi-use pathway in the west boulevard;

iii) street lighting in the west boulevard;

iv) land drainage sewer; and

v) landscaping (sod and trees) in the west boulevard.

all as determined by and to the satisfaction of the Director of Public Works.

5. Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) 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.

6. Utilities

a) The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

c) 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.

7. 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.

8. 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 Winnipeg Land Titles Office.

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.

Section IV – 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 this 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, parklands, parkways 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 pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 19/2025
June 3rd, 2025

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