SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED SOUTH OF TAYLOR AVENUE BETWEEN KENASTON BOULEVARD AND PORTSMOUTH BOULEVARD

It is recommended that approval of DASZ 18/2025, if granted, be subject to the applicant entering into a Development Agreement containing the following conditions:

Section I – General Comments

1. The Development Concept Plan includes park amenities that may not meet with Parks level of service interests or maintenance standards. Park Design Standards are available to guide the design of parks (aka: "community spaces" per PDO-2). The Park Development Guidelines identifies the process by which park design and amenities are approved in new developments. Park amenity review and approval extends to any proposed park amenities that are situated within the stormwater management facility, which would also be required to follow Water and Waste review and approval processes.

2. The subject land is located in a combined sewer district. According to Clause 8 of Environment Act Licence 3042, any development on the land cannot increase the flow into the combined sewer. Typically, increases in wastewater discharge can be offset by a reduction in land drainage discharge from the property.

   The sum of the wastewater and land drainage runoff peak discharge from the proposed future development into the combined sewer cannot exceed the allowable discharge rate:

   i) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged, not exceeding 40.5 L/s/Ha for the Naawi-Oodena lands owned by the Developer.

   ii) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

3. The Water and Waste Department understands the applicant is pursuing a stormwater detention basin which reduces the construction costs relative to a naturalized stormwater retention basin, the current standard for stormwater management facilities in similar developments in Winnipeg.

4. The Public Service has concerns regarding operation and maintenance activities required for the proposed stormwater detention facilities due to limited resources. We have recommended the stormwater management facility obligations in Section IV to minimize operation and maintenance costs beyond those costs associated with the current standard.

5. The proposed stormwater detention basin is located in a combined sewer district and the City is unable guarantee the quality of water that enters the basin, particularly if the combined sewer system is overloaded.

Section II – Plan Considerations

1. The Developer shall, at no expense to the City, legally open property required for a hammerhead at the north limit of the proposed Public Lane into the existing Public Reserve to provide for an adequate turnaround, as determined by and to the satisfaction of the Director of Public Works. This condition is contingent upon Manitoba Hydro not requiring the relocation of poles or the burial of additional cables to accommodate the hammerhead.

2. Public Lanes serving single- or two-family residential development are to be accommodated with a right-of-way width of 6.25m; Public Lanes serving multi-family residential and commercial development are to be accommodated with a right-of-way width of 7.25m, to the satisfaction of the Director of Public Works.

3. The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cuts where the two Public Lanes intersect serving single and two family residential and 5.0m x 5.0m corner cuts where two Public Lanes intersect serving multi-family residential or commercial development, to the satisfaction of the Director of Public Works.

4. The Developer shall, at no expense to the City, legally open property within the Planned Area required for the proposed roundabout including transitions at Taylor Avenue and Public Street, all as determined by and to the satisfaction of the Director of Public Works.

    i) The above opening shall include sufficient property to allow for a future second northbound to eastbound lane south of the roundabout, as determined by and to the satisfaction of the Director of Public Works.

5. The Developer shall, at no expense to the City, legally open property consistent with the proposed rights-of-ways of 22.2 metres for minor Collector roads and 18.0 metres for local residential roads, all as determined by and to the satisfaction of the Director of Public Works.

6. The Developer shall, at no expense to the City, legally open property to accommodate a 20.0 metres wide right-of-way along the eastern boundary of Proposed Lot 30 up to the northerly limit of the Public Reserve, all as determined by and to the satisfaction of the Director of Public Works.

7. The Draft Legal Plan, in its entirety, shall be reviewed and approved by both the Public Works Department and the Water and Waste Department prior to submission to the Winnipeg Land Titles Office. Construction details for the stormwater management facilities must be provided and approved prior to Legal Plan approval.

Section III – Engineering Studies

1. The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

2. An approved Qualification of Consulting Engineers on Development Projects form is required for the verification of the professional engineering consulting team selected by a Developer for the Contract Administration of each construction phase of a proposed Development. If the phase includes construction of any Regional Streets, or tie-ins or intersections with Regional Streets, the professional engineering design team will also need to be approved through this process.

   The form outlines the consultant's responsibilities during each of the Design, Construction and Post Construction phases, and outlines the submission requirements. The form must be filled out and submitted by the Engineering Consultant to Public Works for each applicable phase.

   Failure to submit the Qualification Form could result in delays to approvals and/or Warranty acceptance. The link for the document:

   https://legacy.winnipeg.ca/ppd/LandDevelopment/PolicyGuidelinesLegislation.stm

3. The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste. This report shall include phased servicing of Block C as appropriate and any interim servicing prior to the ultimate water, wastewater, and land drainage systems for the greater Naawi-Oodena area.

4. The Developer shall submit Servicing Criteria Sheets for water, wastewater, and land drainage facilities, including plans showing the current and ultimate service areas, as determined by and to the satisfaction of the Director of Water and Waste.

5. The Developer shall, at no expense to the City submit drawings and a construction method statement, prepared by a qualified engineer, for any proposed work in proximity to the feeder main located in the Public Reserve on the western limit of the Planned Area, to the satisfaction of the Director of Water and Waste.

6. The Developer shall provide a geotechnical report, prepared by a qualified engineer, which shall demonstrate long term slope stability for any structures proposed within the stormwater management facilities and provide recommendations for any works required to provide such stability, to the satisfaction of the Director of Water and Waste.

Section IV - Servicing Conditions

1. Water Mains

   The Developer shall, at no expense to the City, construct and install water mains required to serve the Planned area and adjacent lands, in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

2. Wastewater Sewers

   The Developer shall, at no expense to the City, construct and install wastewater sewers required to serve the Planned area and adjacent lands, in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

3. Land Drainage Sewers

The Developer shall, at no expense to the City, construct and install all land drainage sewers required to serve the Planned Area and adjacent lands in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

4. Stormwater Management Facilities

a) The Developer shall construct, and bridge-finance the cost of constructing, regional stormwater management facilities and associated works to serve the Planned Area and adjacent lands, in accordance with the "Criteria for Stormwater Management" (adopted by City Council on April 25, 2001), the accepted servicing report and this Agreement, as determined by and to the satisfaction of the Director of Water and Waste.

b) The Developer shall, at no expense to the City, submit drawings and specifications for the stormwater management facilities to the satisfaction of the relevant City Departments. Drawings shall include operational considerations for maintaining the stormwater management facility, including, but not limited to, heavy equipment access and routing.

c) The Developer shall dedicate to the City any land, and shall provide to the City all easements required to accommodate the regional stormwater management facilities, as determined by and to the satisfaction of the Director of Water and Waste in accordance with the City's Development Agreement Parameters.

d) The Developer shall, prior to construction, provide to the City a separate Letter of Credit for regional stormwater management facilities and associated works, in an amount determined by and to the satisfaction of the Director of Water and Waste. The City shall release this separate Letter of Credit to the Developer upon issuance of the Final Acceptance Certificate.

e) Despite anything else in this Agreement, the Developer shall maintain all stormwater management facilities within the Planned Area as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works, as follows:

i) two (2) years (following the date of Substantial Performance) for the physical construction of the stormwater management facilities including excavation and hard infrastructure; and

ii) five (5) years, commencing from the date of Substantial Performance and upon receipt of an engineering brief, to the satisfaction of the Director of Water and Waste, confirming that the facility is operating under its ultimate condition, for the vegetation planting.

f) The Developers shall at no expense to the City:

i) develop and provide to the City a performance specification document of the stormwater management facilities that establishes the minimum acceptable performance of the vegetation; and

ii) during the warranty period under Paragraph 4e)ii), conduct routine vegetation assessments to determine whether the vegetation is meeting the performance

specifications and perform remedial action as required.

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

g) Any recreational amenity located within the stormwater management facility will require approval by the Director of Water and Waste, and may require an ancillary agreement, as determined to the satisfaction of the Director of Water and Waste.

Alternatively, the Developer shall prepay, in cash, on demand, their share of the multi-use stormwater management facility operation and maintenance costs, as determined by and to the satisfaction of the Directors of Public Works and Water and Waste.

h) As a condition of issuance of a Final Acceptance Certificate by the Director of Public Works, the Developer shall, at no expense to the City, prepare an operation manual for the stormwater management facilities that will ensure the long-term viability of the stormwater management facilities by maximizing ecological benefits and minimizing maintenance, to the satisfaction of the Director of Public Works.

i) The Developer shall, at no expense to the City, until final acceptance of the stormwater management facilities, annually advise property owners and residents of the Planned Area by providing notices or pamphlets regarding the exposure to changing water levels when using the stormwater management facilities for recreational purposes.

5. Lot Line Connections

a) The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewers and water mains to service all single-family and two-family 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 the private sewer service for each single- family and two-family lot remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the private sewer service pipe may be connected to the wastewater system, and the Developer will 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, to the satisfaction of the Director of Water and Waste, any water service pipe or private sewer service pipe determined by the Director of Water and Waste to be defective within one year following the date the water to the lot serviced by that water service pipe or private sewer service pipe is turned on by the City for domestic use, and shall pay to the City any and all costs incurred by the City associated with any such defect.

6. Lot Grading

a) The Developer shall, at no expense to the City and prior to the issuance of any building permit in respect of the Planned Area, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, and construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

b) Prior to the issuance of any building permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catch basins and leads required to provide lot drainage within the Planned Area.

c) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, grant to the City and register easements in respect of all swales, catch basins and leads for lot drainage within the Planned Area.

7. Taylor Avenue

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

i) 5.0m wide Portland cement concrete lane of pavement and all related works;

ii) a 3.5m wide asphaltic concrete multi-use pathway in the south boulevard;

iii) street lighting in the south boulevard;

iv) pathway lighting in the south boulevard, if required;

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

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

b) Alternatively, the City may choose the Developer construct these works or a combination of constructing a portion and paying their share of the costs to construct the remaining. The Developer shall provide a two-year warranty of all pavement structure improvements including Streets, Back Lanes, Sidewalks, Walkways, and related works for construction-related defects resulting from substandard materials and workmanship.

c) The Developer shall, at no expense to the City, construct Taylor Avenue as shown in a traffic study completed to the satisfaction of the Director by Public Works, between Kenaston Boulevard and the most easterly proposed north-south Public Street, and all related works including but not limited to a multi-use pathway, pathway lighting, if required, and trees on the south side on the south side of Taylor Avenue, all as determined by and to the satisfaction of the Director of Public Works.

d) The above works in item C will be credited to item A, as determined by and to the satisfaction of Director of Public Works.

e) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through subsequent development agreements.

8. Kenaston Boulevard and Taylor Avenue

a) The Developer shall, pay to the City, in cash, on demand, their share of the costs of, all required modifications and all related works at the intersection of Taylor Avenue and Kenaston Boulevard that benefit and are attributable to the proposed development, all as determined by and to the satisfaction of the Director of Public Works.

b) Alternatively, the City may choose the Developer construct these works or a combination of constructing a portion and paying their share of the costs to construct the remaining. The Developer shall provide a two-year warranty of all pavement structure improvements including Streets, Back Lanes, Sidewalks, Walkways, and related works for construction-related defects resulting from substandard materials and workmanship.

c) Where works are constructed, the City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through subsequent development agreements.

9. Pavement

a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements in all streets within the Planned Area and all related works including, but not necessarily limited to ornamental street lighting, pathway lighting, boulevard landscaping, sidewalks, cycle tracks, paths, and land drainage sewer, conceptually as shown in the proposed cross-sections in the 2024 Transportation Update V3 dated October 30, 2024, 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, within proposed public lanes within the Planned Area serving single or two-family residential development, 5.0m wide Portland cement concrete pavements, and, within proposed public lanes within the Planned Area serving multi-family residential and commercial development, 6.0-m-wide Portland cement concrete pavements, as determined by and to the satisfaction of, the Director of Public Works.

c) The Developer shall provide a two-year warranty of all pavement structure improvements including Streets, Back Lanes, Sidewalks, Walkways, and related works for construction-related defects resulting from substandard materials and workmanship

10. Roundabout

a) The Developer shall, at no expense to the City, construct a roundabout at the intersection of Taylor Avenue and the most eastern Proposed Public Street including a second westbound to northbound lane east of the roundabout on Taylor Avenue, all as determined by and to the satisfaction of the Director of Public Works. The Developer shall provide a two-year warranty of all pavement structure improvements including Streets, Back Lanes, Sidewalks, Walkways, and related works for construction-related defects resulting from substandard materials and workmanship.

Alternatively, the City may choose the Developer pay their share of these works.

b) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through subsequent development agreements.

11. Sidewalks/Pathways

a) The Developer shall, at no expense to the City, construct 1.5m and/or 1.8m wide Portland cement concrete sidewalks, 3.5m multi-use path or 3.0m wide two-way cycle track and all related works, on the standard alignment, 0.3m from the property line, and/or on an alignment on both sides of all streets within the Planned Area, all as determined by the

Public Works Department, to the satisfaction of the Director Public Works.

b) The Developer shall grant to the City, at no expense to the City, any snow storage easements as may be necessitated by the sidewalk alignment, as determined by and to the satisfaction of the Director of Public Works.

12. Railway Rail Security Fence

The Developer shall, at no expense to the City, construct within the Planned Area abutting the Canadian National Railway Redditt Subdivision, a uniform fence 2.0m in height, as determined by and to the satisfaction of the Director of Public Works. The Developer is to permit the City to file a caveat against the title of the proposed lot abutting the Canadian National Railway Redditt Subdivision requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works. Said fence is intended to ensure that "pedestrian trespass, to the tracks does not become a consequence of the subject development, thereby creating safety issues and jeopardizing existing and/or future anti-whistling regulations along the subject railway line.

13. Private Approaches

There shall be no private approaches off Taylor Avenue.

14. Temporary Dead-End Streets

a) The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily dead-ended street within the Planned Area, and provide to the City any rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, erect and maintain barricades and signage, across the full width of any streets which are temporarily dead-ended due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by and to the satisfaction of the Director of Public Works.

15. Two Means of Vehicle Access

The Developer shall, at no expense to the City, ensure that two means of paved vehicular access are available at all times to each stage of development of the Planned Area, to the satisfaction of the Director of Public Works. This may require the construction of temporary paved roadways by the Developer and the provision of easements or rights-of-way by the Developer to the City.

16. 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.

17. Signage

a) The Developer shall pay to the City, in cash, on demand, all costs associated with the supply and installation of approved standard reflectorized permanent signage required at each intersection and along all streets within the Planned Area and as required to serve the Planned Area, including but not limited to stop signs, no parking signs, and street name signs, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall pay to the City, in cash, on demand, all costs associated with the relocation of the above signage as required to accommodate construction activities including but not limited to private access installation or utility work, all as determined by and to the satisfaction of the Director of Public Works.

c) In the event the Developer requests temporary signage, the Developer shall pay to the City, in cash, on demand, all costs associated with the supply, installation, maintenance, and removal of such signage, all as determined by and to the satisfaction of the Director of Public Works.

d) The Developer shall, at no expense to the City,

i) obtain approval of and install, prior to construction, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing the Planned Area, zoning information, a north directional arrow, proposed sidewalks, walkways, active transportation facilities, community mail boxes, parks, land drainage retention facilities, natural tree stands, multiple family sites, commercial sites, collector and arterial streets, Kenaston Boulevard, Canadian National Railway Subdivision, all with the approval of, and to the satisfaction of, the Director of Planning, Property and Development.

ii) supply and install trail network signage and trail related traffic signage, on pathways and Active Transportation corridors, consistent with standards and specifications applied to similar citywide networks, or an alternative standard proposed by the developer, as determined by, and to the satisfaction of, the Directors of Public Works and Planning, Property, and Development.

18. 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.

19. Utilities

a) 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.

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.

20. 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.

21. Transit Facilities

a) The Developer shall, at no cost to the City, construct a pair of bus stop platforms—one for each direction of travel on Taylor Avenue, at the approximate location of the proposed collector intersection with Taylor Avenue as determined by the Director of Transit. These platforms must meet universal accessibility standards and be constructed to the satisfaction of the Director of Transit.

b) The bus stops shall include paved connections, also at no cost to the City, to the nearest active transportation pathways or sidewalks.

22. 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.

23. Fencing Abutting Public Reserve

a) The Developer shall, at no expense to the City, provide continuous fencing, bollards, or other permanent physical feature to delineate the separation within the Developer-Owned

Land for properties abutting the Public Reserve land(s), as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall permit the City to file a caveat against the title of each such lot, requiring the property owner(s) to maintain and/or repair/replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

24. Public Reserve

a) The Developer shall dedicate a minimum of 10% of the net area for public park purposes; or shall dedicate a minimum of 8% of the net area for public park purposes with the remaining required dedication deemed to have been satisfied by the provision of Landscaping and improvements to the public parks. The Developer shall undertake, at no expense to the City, landscaping and improvements and pay its share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works.

If the Developer is unable to dedicate a full amount of the land, the Developer shall dedicate an amount of land satisfactory to the Director of Public Works, and shall compensate the City for any shortfalls in the amount of land, servicing and improvements, at the then current values, by payment of cash, or, by the provision of an equivalent value of additional site amenities in the Public Reserves within the Planned Area, subject to approval by the Director of Public Works. Alternatively, the Developer may accrue dedication from this phase with dedication of Public Reserves for all planned phases of the development, with compensation tabulated, as necessary, within the final phase of development.

b) Landscaping and Improvements of the Public Reserve lands shall be done in accordance with plans and specifications provided by the Developer and approved by the Director of Public Works and the Director of Planning, Property and Development prior to the commencement of construction.

c) The Developer shall install, at no expense to the City, the following standard landscaping and improvements within the Public Reserve(s), in accordance with the Park Development Guidelines and Park Standards and plans and specifications, all as approved by the Director of Public Works and the Director of Planning, Property and Development prior to construction:

i) Grade, level and vegetate;

ii) Construct primary pathways;

iii) Provide tree plantings; and

iv) Provide and install core amenities, including a playground and picnic and seating areas.

d) The Developer shall ensure that land drainage from adjacent properties is not directed to, nor impacting, the public reserve.

e) Any park features that do not align with Park Development Guidelines and Park

Standards, may require an ancillary agreement, as determined to the satisfaction of the Director of Public Works.

f) The Developer shall, at no expense to the City, maintain the Public Open Space improvements and amenities for a period of 2 years or longer, in accordance with the Parks Maintenance Guidelines, Park Design Standards, and specifications approved by the Director of Public Works.

   i) The maintenance period shall begin on the date of issuance of a Construction Completion for the public reserve.

   ii) The maintenance period shall conclude on the date of the issuance of a Final Acceptance Certificate for Parks.

   iii) Despite the foregoing, the City reserves the right to impose longer maintenance periods for such amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of development.

g) The Developer agrees to undertake the required improvements to the Public Open Spaces before build out has reached 80% and to complete the said improvements before build out has reached 100%, unless an extension of time has been previously approved, in writing, by the Director of Public Works.

Section V – 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 18/2025
June 9th, 2025

"*Original Signed by K.Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

"Original Signed by S. Mada"
S. Mada
Planning & Schedule Division
Transit Department