SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 750 BONNER AVENUE

It is recommended that approval of DASZ 11/2025, if granted, be subject to the applicant entering into a Servicing Agreement, if required, containing the following conditions:

Section I – General Comments

1. The Developer shall be required to submit a signed letter to this office stating that:

   i) you/your client understand that you/they are responsible for the costs to install separate sewer and water lot line services from the respective mains in John Huyda Drive to the property line to the newly created Lot 2; and

   ii) in the event that you/they sell any of the newly created Lot 2, that you/they undertake to advise the new owners of their responsibility of the above costs.

2. The Water and Waste Department requires the submission of a lot grading plan (and a site services plan) prepared by a municipal engineer to that Department's requirements, on which are indicated all required easements as necessitated by the drainage design. If a drainage easement is required it will be necessary to register an easement agreement in the Winnipeg Land Titles Office in series with the plan of subdivision. The agreement is prepared by the City.

   If the plan indicates the need for catch basins, the applicant shall install any required catch basin(s) and leads at no expense to the City. The applicant shall post a security in the amount of $20,000.00 for each proposed catch basin installation, to guarantee the installations according the accepted design, specifications, City standards and Standard Construction Specifications. Securities will need to be posted prior to the release of the subdivision mylar. The catch basin(s) and leads will need to be constructed prior to the release of any associated development permit applications.

   If catch basin(s) and leads are required by the plan, the installation requirements include (but are not limited to):

   i) construction supervision by a qualified engineer;

   ii) provision of as-built drawings; and

   iii) final inspection including video,

   to ensure the installations are completed and verified by the engineer to the satisfaction of the Water and Waste Department.

Please submit plans to Lukas Vorrath at LVorrath@winnipeg.ca. If you have any questions regarding this condition, please contact Marek Gajda of the Water and Waste Department at 204-986- 7626.

Section II – Plan Considerations

1. The Developer shall, at no expense to the City, legally open property required for a 2.438m widening to the Bonner Avenue right-of-way along the full length of the Planned Area abutting Bonner Avenue, 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 property required for a 3.3m widening to the John Huyda Drive right-of-way along the full length of the Planned Area, including the 0.3m control strip, abutting Bonner Avenue, as determined by and to the satisfaction of the Director of Public Works.

Section III - Servicing Conditions

1. 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.

2. 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.

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 11/2025
June 3rd, 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