

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 561 MUNICIPAL ROAD

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DASZ 51/2025. It is recommended that approval of DASZ 51/2025, if granted, be subject to the applicant completing the following servicing conditions:

Section I – Servicing Conditions

1. Lot Line Servicing

- a) The Developer shall provide a signed letter to the City of Winnipeg's Land Development Branch stating that:
- b) the Developer understands that they are responsible for the full costs to install separate sewer and water lot line services from the respective mains in Municipal Road to the property line of the newly created Lots 1 and 2; and,
- c) if the Developer sells any of the newly created Lots 1 and 2 before they have installed the lot line services referred to above, they will undertake to inform the purchaser (new owner) in writing that the purchaser is responsible for the costs to install the lot line services referred to in a.

2. Lot Grading

- a) The Developer shall, at no expense to the City and prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, to the satisfaction of the Director of Water and Waste.
- b) Prior to the issuance of any development permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catch basins and leads required by the accepted lot grading plan, to the satisfaction of the Director of Water and Waste.
- 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group

File No. DASZ 51/2025

March 30th, 2026

"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