AD HOC COMMITTEE ON DEVELOPMENT STANDARDS
DISPOSITION OF ITEMS

SPECIAL MEETING
APRIL 28, 2026

MEMBERS PRESENT: Councillor Duncan, Chairperson
Councillor Browaty
Councillor Lukes

COMMITTEE CLERK: L. Cowan, City Clerk's Department

AD HOC COMMITTEE ON DEVELOPMENT STANDARDS
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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
		REPORTS	
1	2026 Development Agreement Parameters Update	The Ad Hoc Committee on Development Standards concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee: 1. That the Development Agreement Parameters be amended as follows: A. Delete Section 4.3 in its entirety and replace with the following: 4.3 City may recover through future applications Where the Developer, at their own expense, installs underground services that benefit Third Parties, and the services are not installed under a local improvement by-law, the Development Agreement may require the City to recover costs for the Developer as follows: A. From future Developers, for new services that the City has requested to be oversized, their proportionate share of the oversize costs. Repayment will be in accordance with Section 3 – Developer Reimbursement; B. From private owners who have been un-serviced and directly benefit from newly installed servicing, their share of the costs in accordance with the Water or Sewer by-law, prior to connection to or use of the installed services. Repayment will be in accordance with Section 3 – Developer Reimbursement; and/or C. From future Developers for upgrades to existing services that provide additional servicing capacity, their proportionate share of the upgrade costs. The reimbursement amount payable by each future Developer shall be based on the proportionate share of unused servicing capacity utilized by that future	Executive Policy Committee

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		Developer, calculated using the actual construction costs of the infrastructure divided by the total increase in servicing capacity, or by such other method as may be acceptable to the City. Reimbursement amounts shall escalate annually by six percent (6%) plus the Consumer Price Index (CPI) for a period of up to five (5) years following completion of the works and submission of detailed cost information to the City. Thereafter, any remaining reimbursement entitlement shall escalate annually at the rate of CPI only. The City shall not be responsible for any shortfall in reimbursement to the Developer unless Council has approved a fund specifically for the purpose of reimbursing the Developer for servicing capacity benefits. Reimbursement shall be limited to amounts recoverable from benefitting future Developer(s), as and when such amounts are collected. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	