

## **APPENDIX B**

### **REPORT OF THE ADMINISTRATIVE COORDINATING GROUP**

#### **RE: PROPOSED REZONING OF LAND LOCATED AT 712 CONSOL AVENUE**

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DAZ 223/2025. It is recommended that the approval of DAZ 223/2025, if granted, be subject to the applicant completing the following conditions:

#### **Section I – Plan Considerations**

1. The Developer shall, at no expense to the City, legally open property required for a 1.373 m widening to the existing east-west public lane right-of-way along the full length of the Planned Area abutting the existing east-west public lane, to the satisfaction of the Director of Public Works.;
2. If required, the Developer shall have a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office.
3. The Developer shall prepare and provide of any documents satisfactory for registration at the Winnipeg Land Titles Office that are required to facilitate the discharge of any registered Instruments affecting the land(s) being opened as street, as may be necessary.
4. The Developer shall submit the opening by-law, associated plan and any associated documents required to facilitate the street opening for registration in series at the Winnipeg Land Titles Office.
5. The Developer is responsible for all costs related to preparation of the necessary plan and any associated/necessary documents and registration of same at the Winnipeg Land Titles Office.

#### **Section II – General Comments**

1. The Water and Waste Department (WWD) advises that there is adequate water servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.
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 developer proposes additional units, which will increase the wastewater flow to the combined sewer. The requirement for an engineering study addresses this matter.

#### **Section III – Engineering Studies**

1. The Developer shall provide a technical memorandum prior to the issuance of development permits, prepared by a qualified municipal engineer, demonstrating that the flow from the Planned Area to the combined sewer will not increase due to the development, as determined by and to the satisfaction of the Director of Water and Waste.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group  
File No. DASZ 223/2025  
March 23, 2026

"Original Signed by K. Kowalyk"

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