

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT PRAIRIE POINTE STAGE 11

The above noted application was reviewed by ACG and determined to be within the Planned Area of the Prairie Pointe lands under development (DASZ 33/2012). Therefore, this application is subject to the terms and conditions as outlined under Development Agreement AG 33/12.

It is recommended that approval of DASZ 52/2025, if granted, be subject to the applicant entering into an Amendment to Development Agreement AG 33/12 containing the following conditions:

Section I – Plan Considerations

1. The Developer shall, at no expense to the City, provide for a 3.0m by 3.0m right-of-way corner cut at the southern corner of Block 16 along Hawk Ridge Road, to the satisfaction of the Director of Public Works.

Section II - Servicing Conditions

Amend Section I - SERVICING of Schedule “C” of the Original Agreement as follows:

1. Add to Clause 8. Sidewalks

“The Developer shall, at no expense to the City, construct 1.5m and/or 1.8m wide Portland cement concrete sidewalk, and all related works, on the standard alignment, 0.3m from the property line, and/or on an alignment as determined by the Public Works Department, on the west side of Hawk Ridge Road between either Wildedge Road or the pathway with the proposed Public Reserve and Skyline Drive, to the satisfaction of the Director Public Works.”

2. Clause 8 of Schedule “C” under AG 33/12 shall be deleted and replaced with the following paragraph 8. Sidewalks

- “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 park and services in streets abutting the dedicated land, all in accordance with plans and specifications approved by the Director of Public Works. Dedication shall not be granted for lands deemed non-eligible in the *Winnipeg Parks Strategy*.
- b) The Developer shall provide the following standard Landscaping and Improvements within the Public Reserve(s), at no expense to the City, in accordance with *Park Development Guidelines*, *Park Standards* and plans and specifications all as approved by and to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development:

- i) Grade, level and vegetate;
 - ii) Install the appropriate water service;
 - iii) Construct primary pathways;
 - iv) Provide tree plantings, with appropriate soil volumes, in accordance with the *Winnipeg Comprehensive Urban Forest Strategy*; and,
 - v) Install core amenities, including a playground and seating.
- c) The Public Reserve(s) shall be designed and graded to accommodate an athletic field, as determined by and to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development;
- d) If the Developer is unable to dedicate a full 10% of the land, the Developer shall dedicate an amount of land satisfactory to the Director of Public Works and the Director of Property, Planning & Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash or by the provision of additional site amenities, as approved by the Directors of Public Works and Planning Property and Development.
- e) The Developer shall ensure that land drainage from adjacent properties is not damaging to, nor impacting, the public reserve.
- f) The Developer shall protect and preserve the Oak trees within the dedicated Public Reserve lands in accordance with the following:
- i) Any re-grading of land or changes in drainage patterns due to development must ensure there is no run-off directed into the natural area, but shall be handled internal to that property;
 - ii) Drainage patterns of water out of natural areas must also be accounted for by providing drainage where necessary to maintain a neutral effect on the moisture regime;
 - iii) Final pathway location shall be determined in consultation with a City Forester, to ensure construction does not impact on the trees; and,
 - iv) Tree protection measures shall be implemented throughout the development and construction period, including but not limited to the installation of protective fencing along the limits of the Public Reserve lands, to ensure no accidental encroachment into that area during construction, all to the satisfaction of the City Forester and under the direction of a certified Arborist engaged by the Developer.
- g) The Developer shall assume responsibility for all Public Open Spaces until they are developed, and throughout the maintenance period until a Final Acceptance Certificate for Parks has been issued by the Director of Public Works.
- h) The Developer shall, at no expense to the City, maintain the improvements to the Public Open Spaces for a period of two years, or longer, in accordance with specifications

approved by the Director of Public Works. The said maintenance period shall begin on the date of issuance of a Construction Completion for Parks and shall conclude on the date of the issuance of a Final Acceptance Certificate for Parks. 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.

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. “

3. Add the following after Clause 29. Building Permit Restriction

“30. Raised Crossings

The Developer shall, at no expense to the City, construct raised pedestrian crossings and all related works on Skyline Drive and Hawk Ridge Road at the points where the proposed Public Reserve connects to those streets, as determined by and to the satisfaction of the Director of Public Works.

31. Pavement Maintenance and Warranty

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 in the Plan Area for DASZ 52/2025.

32. Fencing Abutting Public Reserve

- a) The Developer shall, at no expense to the City, provide continuous fencing 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. ”

4. Amend Section II – LAND ACQUISITION AND DEDICATION as necessary

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 52/2025
March 30th, 2026

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