Agenda - Council - December 15, 2004

Report - Standing Policy Committee on Property and Development - November 30, 2004

Item No. 5 Subdivision and Rezoning - northwest corner of Pandora Avenue and Redonda Street
File DASZ 33/2004

STANDING COMMITTEE RECOMMENDATION:

On December 8, 2004, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, as amended, and submits the following to Council:

1. That the plan of subdivision proposed under File No. DASZ 33/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 33/2004 dated October 25, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the plan of subdivision be amended by requiring the developer to construct five (5) lots at 37 feet in width, and ten (10) lots at 32 feet in width, with a 31 foot buffer to be established as a Public Reserve on the south end of the development. The sequencing of the lots shall be two (2) lots of 32 feet, followed by one (1) lot of 37 feet.

    B. That the Developer enter into a servicing agreement in accordance with the Administrative Coordinating Group report dated October 18, 2004, with the following amendments:

        i. That the recommendation that the Applicant amend the plan by providing a lane right-of-way 6.25m in width be deleted in its entirety

        ii. That Condition No. 3 be amended by substituting the words "abutting the Planned Area" with the words "from Victoria Avenue to Pandora Avenue".

        iii. That Condition No. 12 be amended by substituting the words "proposed Lot 1 to the City as public open space, the area of which Lot 1" with the words "the 31 foot buffer on the south end of the development to the City as public open space, the area of which", and by adding the word "approximate" before the words "remaining five (5%) percent dedication requirement" at the end of the sentence.

Report - Standing Policy Committee on Property and Development - November 30, 2004

C. That Condition No. 13 be added as follows:

"13. The Developer shall, at no expense to the City, landscape the 31 foot buffer along Pandora Avenue, said plans to be submitted to the East Kildonan-Transcona Community Committee for plan approval."

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 33/2004 dated October 25, 2004, to a "R1-3" Residential District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

A. The Developer shall construct a uniform wood barrier fence 2.0m in height, except where prohibited by The Winnipeg Zoning By-Law No. 6400/94, along the south limit of Lot 1 abutting the Public Reserve as determined by and to the satisfaction of the Director of Planning, Property and Development and the owner shall be responsible for the maintenance of the fence to the satisfaction of the Director of Planning, Property and Development.

4. That the Developer shall dedicate the 31 foot buffer on the south end of the development to the City as public open space, the area of which comprises approximately five (5%) percent of the land within the proposed subdivision and shall pay cash in lieu of dedication of land to satisfy the approximate remaining five (5%) percent dedication requirement.

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

Report - Standing Policy Committee on Property and Development - November 30, 2004

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Report - Standing Policy Committee on Property and Development - November 30, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 8, 2004, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan - Transcona Community Committee, as amended, and submitted the matter to Council

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, as amended, namely:

- That the Administrative Coordinating Group, be amended by deleting in its entirety the recommendation that the Applicant amend the plan by providing a lane right-of-way 6.25m in width be deleted in its entirety,

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 2, 2004, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That Recommendation No. 1.A. be deleted and replaced with the following:

  "1.A. That the plan of subdivision be amended by requiring the developer to construct five (5) lots at 37 feet in width, and ten (10) lots at 32 feet in width, with a 31 foot buffer to be established as a Public Reserve on the south end of the development. The sequencing of the lots shall be two (2) lots of 32 feet, followed by one (1) lot of 37 feet.

- That Recommendation No. 1.B. with respect to the conditions outlined in the Administrative Coordination Group report be amended as follows:

- That Condition No. 3 be amended by substituting the words "abutting the Planned Area" with the words "from Victoria Avenue to Pandora Avenue".

DECISION MAKING HISTORY (continued):

- That Condition No. 12 be amended by substituting the words "proposed Lot 1 to the City as public open space, the area of which Lot 1" with the words "the 31 foot buffer on the south end of the development to the City as public open space, the area of which", and by adding the word "approximate" before the words "remaining five (5%) percent dedication requirement" at the end of the sentence.

- That Condition No. 13 be added as follows:

    "13. The Developer shall, at no expense to the City, landscape the 31 foot buffer along Pandora Avenue, said plans to be submitted to the East Kildonan-Transcona Community Committee for plan approval."

- That Recommendation No. 3 be amended by deleting the words "lots 2 -16 of" after the words "be amended by rezoning" and before the words "the subject land as shown".

- That Recommendation No. 3.A. be amended by substituting the words "Lot 2" with the words "Lot 1".

- That Recommendation No. 4 be amended by substituting the words "proposed Lot 1 to the City as public open space, the area of which Lot 1" with the words "the 31 foot buffer on the south end of the development to the City as public open space, the area of which", and by adding word "approximate" before the words "remaining five (5%) percent dedication requirement" at the end of the sentence.

and submitted the matter to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - Northwest corner of Pandora Avenue and Redonda Street**
File DASZ 33/2004

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Inga Skundberg, Clerk**
East Kildonan-Transcona Community Committee

Report date: **November 17, 2004**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 2, 2004, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File No. DASZ 33/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 33/2004, dated October 25, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    A. ***That the plan of subdivision be amended by requiring the developer to construct five (5) lots at 37 feet in width, and ten (10) lots at 32 feet in width, with a 31 foot buffer to be established as a Public Reserve on the south end of the development. The sequencing of the lots shall be two (2) lots of 32 feet, followed by one (1) lot of 37 feet.***

    B. That the Developer enter into a servicing agreement in accordance with the Administrative Coordinating Group report dated October 18, 2004, ***with the following amendments:***

        D. ***That Condition No. 3 be amended by substituting the words "abutting the Planned Area" with the words "from Victoria Avenue to Pandora Avenue".***

        E. ***That Condition No. 12 be amended by substituting the words "proposed Lot 1 to the City as public open space, the area of which Lot 1" with the words "the 31 foot buffer on the south end of the development to the City as public open space, the area of which", and by adding the word "approximate" before the words "remaining five (5%) percent dedication requirement" at the end of the sentence.***

        F. ***That Condition No. 13 be added as follows:***

"13. The Developer shall, at no expense to the City, landscape the 31 foot buffer along Pandora Avenue, said plans to be submitted to the East Kildonan-Transcona Community Committee for plan."

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning ~~***lots 2-16 of***~~ the subject land as shown on Schedule "A" for File DASZ 33/2004, dated October 25, 2004, to a "R1-3" Residential District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

   A. The Developer shall construct a uniform wood barrier fence 2.0m in height, except where prohibited by The Winnipeg Zoning By-Law No. 6400/94, along the south limit of ***Lot 1*** abutting the Public Reserve as determined by and to the satisfaction of the Director of Planning, Property and Development; owner shall be responsible for the maintenance of the fence to the satisfaction of the Director of Planning, Property and Development.

4. The Developer shall dedicate ***the 31 foot buffer on the south end of the development to the City as public open space, the area of which*** comprises approximately five (5%) percent of the land within the proposed subdivision and shall pay cash in lieu of dedication of land to satisfy the ***approximate*** remaining five (5%) percent dedication requirement.

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

8. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The East Kildonan-Transcona Community Committee provided the following supporting reason for its recommendation:

1. The East Kildonan-Transcona Community Committee considered the administrative comments contained in the report of the Manager of Planning and Land Use dated October 25, 2004 and in the report from the Administrative Coordinating Group dated October 26, 2004.

PUBLIC HEARING SUMMARY

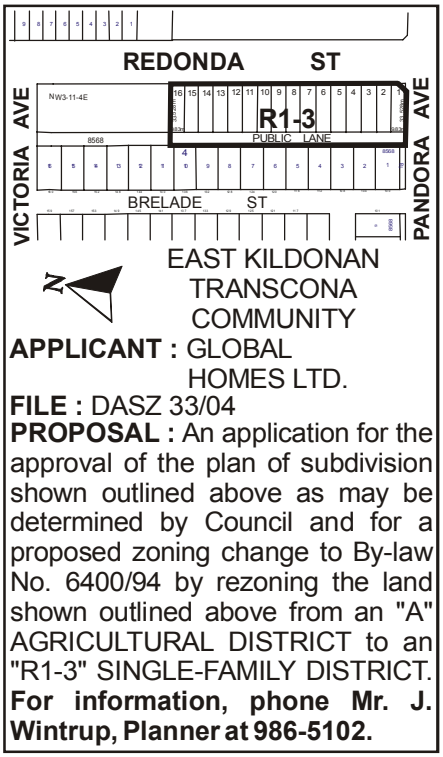
File: DASZ 33/2004

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Lubosch
Councillor Thomas

Public Hearing: November 2, 2004
Community Committee Chamber
755 Henderson Highway

Applicant: Bernard Goertzen, Global Homes Ltd.

Subject:



Premises Affected: Northwest corner of Pandora Avenue and Redonda Street

Exhibits Filed:
1. Application dated August 24, 2004
2. Notification of Public Hearing dated September 15, 2004
3. Manitoba Status of Title 1705923

4. Surveyor's Building Location Certificate dated April 23, 1964
5. Letter of authorization dated July 7, 2004 from the Senior Negotiator, Planning, Property and Development Department to Remax Real Estate Inc. on behalf of Global Homes Ltd.
6. Plans (3 pages)
7. Report from the Manager of Planning and Land Use dated October 25, 2004
8. Report from the Administrative Coordinating Group dated October 26, 2004.
9. Inspection Report

REPRESENTATIONS:

In Support:

Bernard Goertzen, Global Homes Ltd.
Alvin Kleinsasser

In Opposition

Nil

For Information:

Nil

For the City:

Ernie Carriere, Land Development Engineer, Planning, Property and Development Department
John Wintrup, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Bernard Goertzen appeared in support of the application. He requested that 9 lots of 32 feet in width, and 6 lots of 37 feet in width, and a 26 foot buffer on Pandora Avenue, be developed, as opposed to 16 lots of 32 feet in width and designating Lot 1, as recommended by the Administration, as Public Reserve on the south end of the property along Pandora Avenue.

John Wintrup indicated that noise complaints have been received by residents situated to nearby industrial users and therefore the Administration is recommending a buffer between the new residents and Pandora Avenue. He further indicated that although the Administration was of the opinion that a 50 foot buffer was too much, and a 12 to 15 foot buffer was not enough, a comprised buffer be recommended on the south side of the property in the amount of 32 feet, or Lot 1 of the proposed development. In this connection, he advised that if the buffer is reduced from what the Administration is recommending, the applicant would be required to pay more in terms of cash in lieu of dedication of land, as well as be required to provide more landscaping to provide sound and sight attenuation against the industrial zoned lands to the south.

Councillor Wyatt indicated his concern regarding the size of the lots, and commented on the properties the proposed development would back onto, which are zoned an "R1-5" single-family district and are larger lots. In this connection, he questioned if the applicant would be willing to work with 13 lots, which would be larger, and a buffer. Bernard Goertzen responded by advising the reduction in the number of lots would require them to withdraw the application.

Bernard Goertzen indicated that they have devised different style of houses which would be accommodated for 37 foot lots and 32 foot lots. Councillor Wyatt questioned if the applicant would prefer more 37 foot lots, or more 32 foot lots, to which Bernard Goertzen responded that people are purportedly requesting smaller houses as opposed to larger houses.

Councillor Wyatt questioned if the applicant would be able to work with 14 lots, and suggested 6 lots at 37 feet, and 8 lots at 36 feet, with a 26 foot buffer. Bernard Goertzen responded by commenting that larger lots are purportedly not tangible to prospective purchasers.

Exhibit "7" referred to in File DASZ 33/2004

In reply please refer to / Référence à rappeler :

John S. Wintrup
(204) 986-5102
Fax / Téléc. : (204) 986-3684

File No. DASZ 33/04
Our c/f CP 500 (.410)

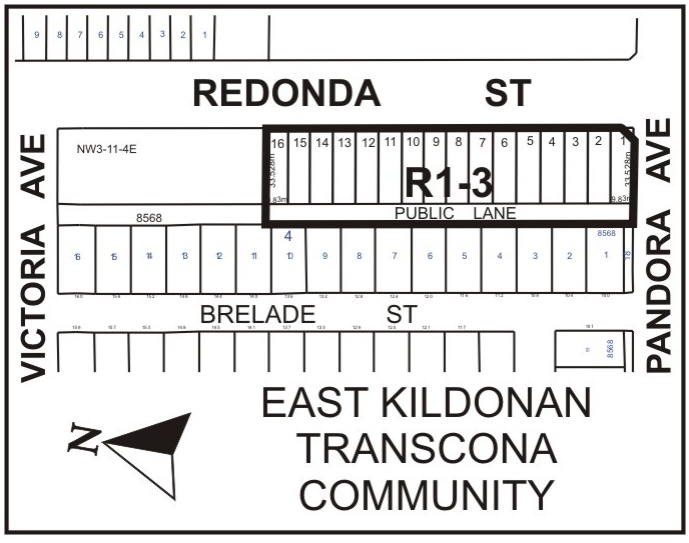
October 25, 2004

Ms. Inga Skundberg, Community Clerk
East Kildonan – Transcona Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Skundberg:

SUBDIVISION AND REZONING
N/W Corner Pandora Avenue and Redonda Street
East Kildonan - Transcona Community Committee
File No. DASZ 33/04

An application has been received from Global Homes Ltd. for approval of a plan of subdivision and related zoning change to amend By-Law No. 6400/94 by rezoning the land shown below from an "A-5" Agricultural District to an "R1-3" Single Family Residential District.



SITE DESCRIPTION:

Site Area: The site area is approximately 56,760 square feet (5,273 square metres). The site has 516 feet of frontage along Redonda Street.

Existing Land Use and Zoning: Vacant land zoned "A-5" Agricultural District.

Surrounding Land Use and Zoning:

North: Vacant land zoned "A-5" Agricultural District.
South: Across Pandora Avenue East, Palliser Furniture zoned "M3" Industrial District.
East: Across Redonda Street, vacant land zoned "A-5" Agriculture District.
West: Across rear public lane, R1-5" single family dwellings.

DEVELOPMENT DESCRIPTION:

The applicant intends to subdivide the subject property in order to construct sixteen (16) single family dwellings.

The lots will all front Redonda Street with access provided from a new public lane at the rear of the proposed lots. The proposed lots will be 32 feet in width and 110 feet in length. Houses will flank Pandora Avenue, which is a truck route.

PLAN WINNIPEG:

The proposed concept complies with Plan Winnipeg in that a residential rezoning is allowed in Neighbourhood Policy Areas. The development constitutes infill development and supports compact urban form.

ADMINISTRATIVE COMMENTS:

The Planning and Land-use Division supports this application. The request for a "R1-3" zoning designation is reasonable given the characteristics of the site with industrial properties directly to the south, and fronting Redonda Street (which is a 'through' street servicing the entire community). This zoning designation will require a minimum lot size of 3,000 square feet and minimum lot width of 30 feet. Access to a public lane must be required for the "R1-3" zoning lot.

The Winnipeg Police Service has recommended that a buffer be established between the new residents and Pandora Avenue. Noise complaints by existing residents situated to nearby

industrial users have been common in this area. The Planning and Land-Use Division shares these concerns especially with the apparent encroachment of residential uses towards existing industrial users.

The Planning and Land-use Division is recommending that a buffer of 32 feet (lot 1) be established as a Public Reserve on the south end of the property. This buffer should be heavily landscaped with coniferous trees to provide sound and sight attenuation against the industrial zoned lands to the south. A light proof, wood barrier fence also is required along the south property line of the residential lot adjacent to the buffer area. The fencing will enhance the screening against the industrial lands and the noise associated with Pandora Avenue in regards to truck traffic. These site plan elements will address the Administrations' concerns, and permit different users to enjoy the benefits of their land.

RECOMMENDATION:

A. That the plan of subdivision proposed under File No. DASZ 33/2004 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 33/2004, attached hereto and dated October 25, 2004, for registration in the Winnipeg Land Titles Office, subject to the following:

    1. That the plan of subdivision be amended with Lot 1 designated as Public Reserve.

    2. That the Developer enter into a servicing agreement in accordance with the Administrative Coordinating Group report dated October 18, 2004.

B. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

    1. That Zoning By-Law No. 6400/94 be amended by rezoning lots 2-16 of the subject land as shown on Schedule "A" for File No. DASZ 33/2004, attached hereto and dated October 25, 2004, to a "R1-3" Residential District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

    2. The Developer shall construct a uniform wood barrier fence 2.0m in height, except where prohibited by the zoning by-law, along the south limit of Lot 2 abutting the Public Reserve as determined by and to the satisfaction of the Director of Planning, Property and Development; owner shall be responsible for the maintenance of the fence to the satisfaction of the Director of Planning, Property and Development.

C. The Developer shall dedicate proposed Lot 1 to the City as public open space, the area of which Lot 1 comprises approximately 5% of the land within the proposed subdivision

and shall pay cash in lieu of dedication of land to satisfy the remaining 5% dedication requirement.

D. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

E. That the City Solicitor be requested to prepare the necessary by-law in accordance with the above.

F. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, and the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands **provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.**

G. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

H. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 24 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Final

Yours truly,

C. Knoll
Manager of Planning and Land Use

_____

Per: John S. Wintrup, Planner
East Kildonan - Transcona Community
986-5102

4090

By-Law No. _____

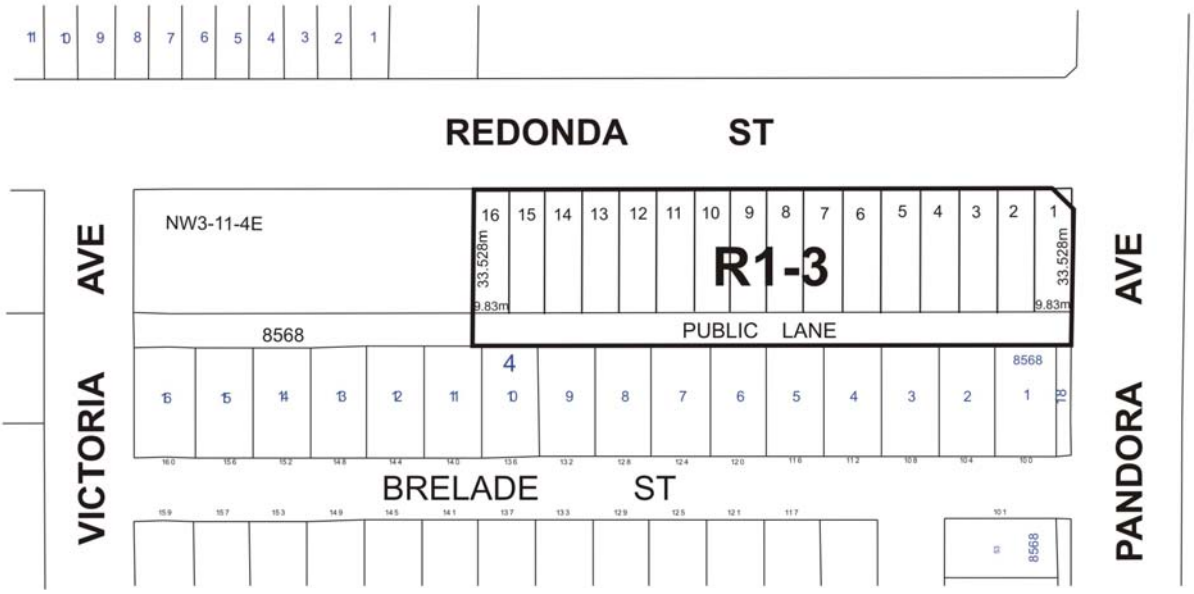
File No. **DASZ 33/04**

Atlas Sheet No. **Z36**

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located on the northwest corner of Pandora Avenue and Redonda Street from an "A" AGRICULTURAL DISTRICT to an "R1-3" SINGLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Figure 1: Schedule "A" to the report to the East Kildonan -Transcona Community Committee for File No. DASZ 33/04, dated October 25, 2004.

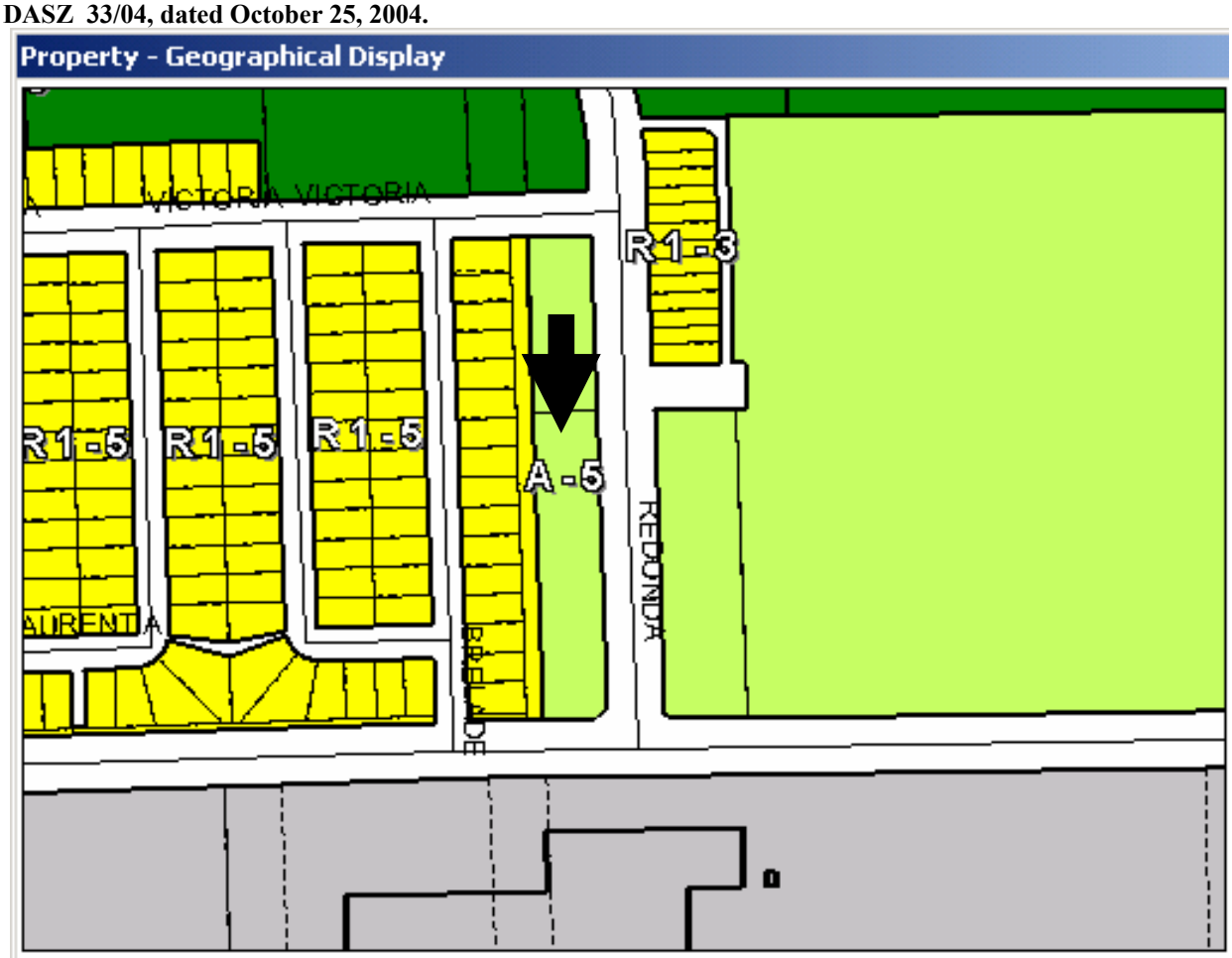


Figure 2: Existing Zoning for subject property and Surrounding Area.



Figure 3: Existing Land-Uses for subject property and Surrounding Area.

Exhibit "8" referred to in File DASZ 33/2004

Re: Proposed subdivision and rezoning of land located on the northwest corner of Pandora Avenue and Redonda Street – DASZ 33/04

An application has been submitted by Global Homes Ltd. to subdivide and rezone land located on the northwest corner of Pandora Avenue and Redonda Street.

It is recommended that the Applicant amend the plan by providing a lane right-of-way 6.25m in width.

It is recommended that approval of the amended plan be subject to the Developer entering into a servicing agreement as follows:

1. The Developer shall, at no expense to the City, construct portland cement concrete pavement to a width of 5.0m and a thickness of 150mm and all related works in the proposed lane, all as determined by and to the satisfaction of the Director of Public Works.
2. The Developer shall, at no expense to the City, construct a paved temporary access extension of the proposed public lane out to Redonda Street through proposed Lot 16 and provide any easement necessary to accommodate same all as determined by and to the satisfaction of the Director of Public Works.
3. The Developer shall, at no expense to the City, construct a portland cement concrete sidewalk to a width of 1.5m by 100mm in thickness on the west side of Redonda Street abutting the Planned Area and on the north side of Pandora Avenue East from its present terminus on the east side of Brelade Street to Redonda Street, all as determined by and to the satisfaction of the Director of Public Works.
4. The Developer shall, at no expense to the City, install separate water and wastewater service connections to serve each lot within the proposed subdivision.
5. The Developer shall provide a grading plan prepared by a municipal engineer and shall grant any easements and if required, shall construct at no expense to the City, any catchbasins and leads as may be necessitated by the design.
6. The Developer shall, at no expense to the City, provide underground electrical and telephone services to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground.
7. The Developer is to pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of or required to accommodate works, which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.
8. The Developer shall be responsible to control and to initiate the clean up of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction. The clean up of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

9. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.
10. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of the concrete lane pavement, water and wastewater service connections and all related works to serve the proposed subdivision.
11. The Developer shall pay $1,200.00/acre in lieu of the City's administration and related costs associated with the preparation and implementation of the servicing agreement.
12. The Developer shall dedicate proposed Lot 1 to the City as public open space, the area of which Lot 1 comprises approximately 5% of the land within the proposed subdivision and shall pay cash in lieu of dedication of land to satisfy the remaining 5% dedication requirement.

THIS REPORT SUBMITTED BY:

Administrative Coordinating Group
File No. AG 33/04
October 18, 2004

V:\7-ACG Reports\04ag33-report.doc

"Original signed by E.L. Carrière"
Land Development Engineer

"Original signed by K.T. Raban"
Water and Waste Department

"Original signed by R.J. Hartmann"
Public Works Department
Transportation Division