Minutes – Standing Policy Committee on Property and Development – July 6, 2026

REPORTS

Item No. 8 Agreement for Services - Reconstruction of Four Mile Road, including intersection improvements at Sturgeon Road

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That Exemplar Developments (the "Developer") be authorized to reconstruct Four Mile Road, at Sturgeon Road and undertake construction of all related works, subject to the following:

    A. That the City of Winnipeg (the "City") enter into a Maintenance Agreement with the Rural Municipality of Rosser (the "RM of Rosser") for the future maintenance of Four Mile Road on such terms and conditions as determined by the Director of Public Works.

    B. That the Developer be required to enter into an Agreement for Servicing with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 15, 2026, attached hereto as Schedule B, and any additional terms and conditions as approved by the Chief Administrative Officer.

    C. That the execution of the Agreement for Servicing shall be contingent upon the execution of the Maintenance Agreement referenced in 1.A, and it shall be the Developer's responsibility to ensure the Maintenance Agreement is executed.

2. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Agreement of Servicing and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Dobson,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

ADMINISTRATIVE REPORT

Title: Agreement for Services - Reconstruction of Four Mile Road, including intersection improvements at Sturgeon Road

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Chappell (Acting)	G. Chappell (Acting)	N/A	M. Pittet, acting for J. Dunford

EXECUTIVE SUMMARY

A request has been received from WSP Canada Inc. on behalf of Exemplar Developments (the "Developer"). The Developer seeks to improve Four Mile Road at Sturgeon Road, at no cost to the City.

Four Mile Road will be upgraded from a gravel road to a paved rural road. There will be drainage ditches on both sides. The work will provide access to the Developer's industrial park in the Rural Municipality of Rosser ("RM of Rosser"). The proposal also includes improvements to the intersection of Sturgeon Road and Four Mile Road. The west end of Four Mile Road would be rebuilt as a turnaround area for tractor-trailers.

The Public Service recommends that a Maintenance Agreement be entered into between the City and the RM of Rosser. The Developer will enter into an Agreement for Servicing ("Agreement") with the City. This Agreement allows the Developer to rebuild Four Mile Road and complete all related work at no cost to the City.

The Developer will be responsible for arranging the Maintenance Agreement before the work proceeds.

RECOMMENDATIONS

1. That Council authorize Exemplar Developments (the "Developer") to reconstruct Four Mile Road, at Sturgeon Road and undertake construction of all related works, subject to the following:

    A. That the City of Winnipeg (the "City") enter into a Maintenance Agreement with the Rural Municipality of Rosser (the "RM of Rosser") for the future maintenance of Four Mile Road on such terms and conditions as determined by the Director of Public Works.

B. That the Developer be required to enter into an Agreement for Servicing with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated May 15, 2026, attached hereto as Schedule B, and any additional terms and conditions as approved by the Chief Administrative Officer.

C. That the execution of the Agreement for Servicing shall be contingent upon the execution of the Maintenance Agreement referenced in 1.A, and it shall be the Developer's responsibility to ensure the Maintenance Agreement is executed.

2. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Agreement of Servicing and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required for the City to enter into an Agreement for Servicing with the Developer, and for the Developer to reconstruct Four Mile Road and all related works.

IMPLICATIONS OF THE RECOMMENDATIONS

Council approval of the recommendations will allow the City to enter into an agreement(s) with the Developer to allow for the construction of underground infrastructure and traffic improvements. The City will also enter into a separate agreement with the RM of Rosser.

HISTORY/DISCUSSION

Exemplar Developments (the "Developer") is developing a 225-acre industrial park generally located south of CentrePort Canada Way (PTH 190) along Sturgeon Road in the Rural Municipality (RM) of Rosser, Manitoba. The development will include a range of industrial uses and requires road improvements to support transportation access.

Currently, Four Mile Road at Sturgeon Road is a two-lane gravel road under the jurisdiction of the City of Winnipeg. The Developer proposes to upgrade Four Mile Road to a paved rural road to provide access to the industrial park. Improvements to the intersection of Four Mile Road and Sturgeon Road are also proposed, along with the construction of a turnaround at the west end of Four Mile Road.

To complete the work, the Developer is required to enter into an Agreement for Servicing with the City under Section 211 of the City of Winnipeg Charter. This section of the Charter allows

the City to enter into agreements with any person to provide services within the City. The recommended terms of the Agreement for Servicing are outlined in the report of the Administrative Coordinating Group dated May 15, 2026, attached as Schedule B to this report.

Under the proposed Agreement conditions, the Developer would be responsible for all costs related to the reconstruction of Four Mile Road and any associated works, including engineering services, to the satisfaction of the Director of Public Works and at no cost to the City of Winnipeg.

It is also recommended that execution of the Agreement be conditional on a Maintenance Agreement being signed between the City of Winnipeg and the RM of Rosser. Under the Maintenance Agreement, the RM of Rosser would be responsible for a portion of the future maintenance costs of the reconstructed section of Four Mile Road. It is further recommended that the Developer be responsible for arranging and securing execution of the Maintenance Agreement.

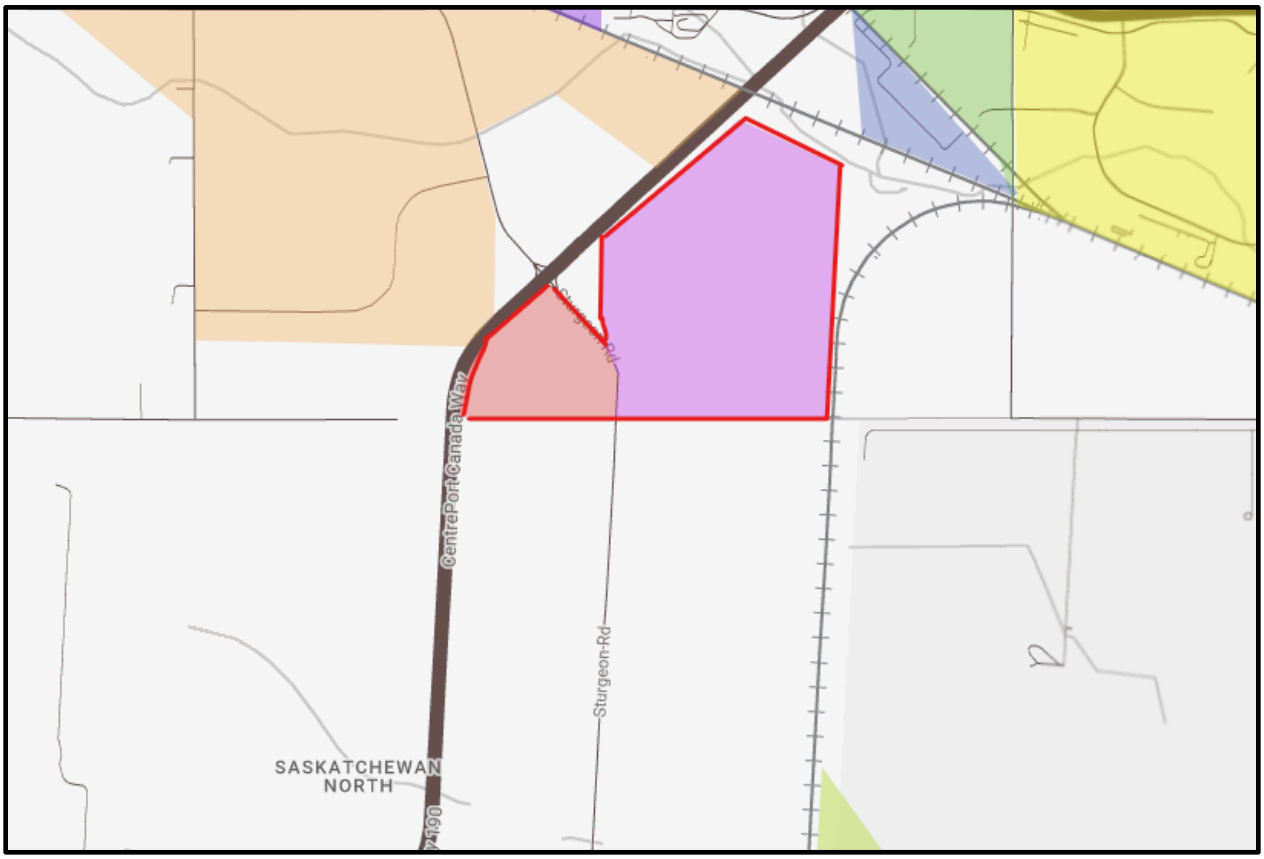


Figure 1: Subject Report Context.

FINANCIAL IMPACT

Financial Impact Statement Date: May 19, 2026

Project Name:

Reconstruction of Four Mile Road, including intersection improvements at Sturgeon Road

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike McGinn May 19, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Public Works Department
Legal Services (as to legal issues)

OUR WINNIPEG POLICY ALIGNMENT

Leadership and Good Governance:

1.12 Integrated Regional Planning: In accordance with applicable provincial requirements, partner with Indigenous governments, community leaders and the Winnipeg Metropolitan Region (or any successor organization) and municipalities and planning districts of the Capital Region in collaborating, coordinating, and investing in strategic approaches to matters of shared interest and benefit in the capital region. This includes land use planning, growth, climate change mitigation and adaptation, service delivery, economic development, the establishment, or expansion, of partnerships for the development and maintenance of regional infrastructure, and cost-sharing resiliency and adaptability initiatives.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: K. Kowalyk, Land Development Engineer
Date: May 25, 2026

Attachments: Schedule A – Four Mile Road Proposed Reconstruction Plan View.
Schedule B – Report of the Administrative Coordinating Group, RE: Proposed Agreement for Servicing – Four Mile Road at Sturgeon Road.

SCHEDULE A

FOUR MILE ROAD PROPOSED RECONSTRUCTION, PLAN VIEW



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED AGREEMENT FOR SERVICING FOUR MILE ROAD AT STURGEON ROAD

It is recommended that the approval of this request, if granted, be subject to the Developer entering into an Agreement for Servicing addressing the following items:

Section I – Engineering Studies

The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

The Developer shall submit a Traffic Impact Study to evaluate the truck and general traffic impact on Four Mile Road, including at the intersection of Four Mile Road and Sturgeon Road, to the satisfaction of the Director of Public Works.

The Traffic Impact Study shall recommend road improvements necessitated by the proposed developments in the RM.

Section II - Servicing Conditions

1. Four Mile Road East Leg

The Developer shall, at no expense to the City, construct a Portland Cement Concrete surfaced roadway and all related works including lighting on Four Mile Road from Sturgeon Road for approximately 600 metres to the east, including but not limited to street lighting and turnaround, as determined by and to the satisfaction of the Director of Public Works.

The constructed road profile will be determined by the Director of Public Works.

2. Four Mile Road West Leg

The Developer shall, at no expense to the City, construct a Portland Cement Concrete surfaced roadway and all related works including lighting on Four Mile Road from Sturgeon Road for approximately 500 metres to the west, including but not limited to street lighting and turnaround, as determined by and to the satisfaction of the Director of Public Works.

The constructed road profile will be determined by the Director of Public Works.

3. Intersection Improvements

The Developer shall, at no expense to the City, construct improvements at the intersection of Four Mile Road and Sturgeon Road as indicated in the Traffic Impact Study or as required by the City of Winnipeg, as determined by and to the satisfaction of the Director of Public Works.

The Developer shall, at no cost to the City, obtain and provide any easements or agreements required for works constructed under this Agreement that encroach onto private land, to the satisfaction of the Director of Public Works

4. Traffic Control Signals

The Developer shall, pay to the City, in cash, on demand, the costs associated with the installation of traffic control signals and all related works including, but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Four Mile Road and Sturgeon Road, when and as determined by and to the satisfaction of the Director of Public Works.

5. Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs to be installed at the street intersection being reconstructed.

6. Utilities

a) The Developer shall, at no expense to the City, cause to be installed street lights in all streets serving the reconstructed roadways, to the satisfaction of the Director of Public Works.

The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer, as determined by and to the satisfaction of the Director of Public Works.

7. Construction Traffic

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.

Section III – Costs and Fees

1. Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses incidental to the preparation of this Agreement and to the physical development of the Planned Area.

2. Professional Fees

a) The Developer shall pay the full cost of all design services, including servicing reports, construction drawings and specifications, and grading plans and specifications, to be provided by a Consulting Engineer approved by the City, for the design of the municipal services and associated works required under this agreement.

The Developer shall pay the full cost of construction supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering services related to the installation and acceptance of municipal services and all associated works under this agreement.

3. Letters of Credit

The Developer shall, prior to the execution by the City, of the Agreement for Servicing, provide Letters of Credit in amounts acceptable to the Director of Public Works and in a format acceptable to the City Solicitor to guarantee performance of those works described in SECTION I above and for the provision of as-built drawings as described in item 2.b. above.

4. Administration Fee

The Developer shall, prior to the execution by the City, of the Agreement for Servicing, pay to the City, to help defray the City's administration and related costs associated with the preparation and implementation of the Agreement for Servicing, a lump sum administration fee (minimum), as follows based on 2026 rates:

i.	Administration fee	$1,515.00
ii.	Legal Services (processing)	$1,355.00
iii.	G.S.T. (5%)	$143.50
	TOTAL …….	$3,013.50

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
May 15, 2026

"Original signed by K. Kowalyk"
K. Kowalyk, P. Eng.,
Land Development Branch,
Planning, Property and Development Department

"Original signed by C. Desjardine"
C Desjardine, M.Sc. P. Eng.,

Public Works Department,
Transportation Division