

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT WATERFORD NORTH

It is recommended that approval of DASZ 2/2026, if granted, be subject to the applicant entering into a Development Agreement containing the following conditions:

Section I – General Comments

1. The Water and Waste Department (WWD) advises that the stormwater management engineering analysis remains under review. As a result, revisions to the subdivision plan, including the potential for additional land dedication to accommodate the stormwater management facilities, may be necessary once the stormwater management plan has been accepted.
2. The current proposed configuration of the public reserve neighborhood park establishes an isolated park area with poor sight lines in the easterly area adjacent to Block 6. As stated in *Winnipeg Parks Strategy* policy (4.5.1.12), principles of *Crime Prevention Through Environmental Design* (CPTED) should be applied to park design, with consideration to “configuration, frontage, and maintenance of sightlines”. Widening the access area and frontage onto the public road, between Blocks 3 & 7, would improve the configuration of the park and ensure adequate sight lines are provided. Currently the sight line to the isolated park area is from Jefferson Avenue over 300 m away, in distance. Parks recognizes that this reduces the number of developable lots and had proposed an additional residential lot could be added west of Block 7 lot 1.

Section II – Plan Considerations

1. Remove the proposed Public Walk right-of-way within the proposed Public Reserve 1, to the satisfaction of the Director of Public Works.
2. The Developer shall, at no expense to the City, legally open property for the extension of Dr. Jose Rizal Way, as determined by and to the satisfaction of the Director of Public Works.
3. The Developer shall, at no expense to the City, legally open property for right-of-way corner cuts measuring 2.0m by 2.0m in each corner of the intersection of two streets measuring 22.0m in width or greater. Right-of-way corner cuts measuring 3.0m by 3.0m are to be provided at each corner of any intersection where the angle is less than 80°, to the satisfaction of the Director of Public Works.
4. Intersections of local streets within the Planned Area are to be designed such that the angle of intersection is no less than 75° as measured in the quadrant with the acute angle.
5. The Developer shall, at no expense to the City, legally open right-of-way to accommodate proposed cul-de-sac turnarounds consistent with the dimensions, as per the City's Transportation Standards Manual.

6. Proposed cul-de-sac streets shall not exceed a length of 105m.
7. Public Walks are to be established with a right-of-way width of 8.0m, as determined by and to the satisfaction of the Director of Public Works.
8. Public Lanes serving single- or two-family residential development are to be accommodated with a right-of-way width of 6.25m; Public Lanes serving multi-family residential and commercial development are to be accommodated with a right-of-way width of 7.25m, to the satisfaction of the Director of Public Works.
9. The Developer shall, at no expense to the City, legal open property for a 3.0m x 3.0m corner cut where the two Public Lanes intersect serving single and two family residential and 5.0m x 5.0m corner cuts where two Public Lanes intersect serving multi-family residential or commercial development, to the satisfaction of the Director of Public Works.
10. Developer shall modify the plans, deleting Lot 17 Block 3 and incorporating the land with the adjacent public reserve.
11. The Draft Legal Plan in its entirety shall be reviewed and approved by the Public Works and Planning, Property and Development Departments prior to submitting to Winnipeg Land Titles Office. Additional Engineering drawings may be required to confirm rights-of-ways.

Section III – Engineering Studies

1. The Developer shall provide an comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.
2. The Developer shall submit Servicing Criteria Sheets for water, wastewater and land drainage facilities, including plans showing the current and ultimate service areas, as determined by and to the satisfaction of the Director of Water and Waste.
3. 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.
4. An approved Qualification of Consulting Engineers on Development Projects form is required for the verification of the professional engineering consulting team selected by a Developer for the Contract Administration of each construction phase of a proposed Development. If the phase includes construction of any Regional Streets, or tie-ins or intersections with Regional Streets, the professional engineering design team will also need to be approved through this process.

The form outlines the consultant's responsibilities during each of the Design, Construction and Post Construction phases, and outlines the submission requirements. The form must be filled out and submitted by the Engineering Consultant to Public Works for each applicable phase.

Failure to submit the Qualification Form could result in delays to approvals and/or Warranty acceptance.

The link for the document is here:

<https://legacy.winnipeg.ca/ppd/LandDevelopment/PolicyGuidelinesLegislation.stm>

Section IV - Servicing Conditions

1. **Water Mains**

The Developer shall, at no expense to the City, construct and install all water mains required to serve the Planned Area and adjacent lands in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

2. **Wastewater Sewers**

The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

3. **Land Drainage Sewers**

The Developer shall, at no expense to the City, construct and install all land drainage sewers required to serve the Planned Area and certain third-party lands in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

4. **Stormwater Management Facilities**

- a) The Developer shall construct, and bridge-finance the cost of constructing, naturalized regional stormwater management facilities and associated works to serve the Planned Area, in accordance with the "Criteria for Stormwater Management" (adopted by City Council on April 25, 2001) and the accepted servicing report, as determined by and to the satisfaction of the Director of Water and Waste.
- b) The Developer shall dedicate to the City any land required to accommodate the naturalized regional stormwater management facilities, as determined by and to the satisfaction of the Director of Water and Waste in accordance with the City's Development Agreement Parameters.
- c) The Developer shall, prior to construction, provide to the City a separate Letter of Credit in an amount equal to 15% of the construction cost of the naturalized regional stormwater management facilities and associated works, as determined by and to the satisfaction of the Director of Water and Waste. The City shall release this separate Letter of Credit to the Developer upon issuance of the Final Acceptance Certificate.
- d) Despite anything else in this Agreement, the Developer shall maintain all stormwater retention basins within the Planned Area, including naturalized channels, as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works, as follows:
 - i) 2 years (following the date of Substantial Performance) for the physical construction

- of the stormwater retention basins including excavation and hard infrastructure; and
- ii) 5 years (following the date of Substantial Performance) for the vegetation planting.
- e) The Developer shall enter into an agreement to caveat all private lots abutting any stormwater retention basin within the Planned Area, outlining the special conditions for the maintenance of the vegetated areas at the rear of the private lots as determined by and to the satisfaction of the Director of Public Works.
 - f) The Developers shall at no expense to the City:
 - i) develop and provide to the City a performance specification document of the stormwater retention basins within the Planned Area that establishes the minimum acceptable performance of the upland and wetland vegetation; and
 - ii) for a period of 5 years following the date of Substantial Performance, conduct routine vegetation assessments to determine whether the upland and wetland vegetation is meeting the performance specifications and perform remedial action as required.

All as determined by and to the satisfaction of the Director of Public Works.

- g) As a condition of issuance of a Final Acceptance Certificate by the Director of Public Works, the Developer shall, at no expense to the City, prepare an operation manual for the storm water retention basins that will ensure the long-term viability of the wetland by maximizing ecological benefits and minimizing maintenance, to the satisfaction of the Director of Public Works.

5. Lot Line Connections

- a) The Developer shall, at no expense to the City, construct and install wastewater and water building services from the wastewater sewers and water mains to service all single-family and two-family lots within the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste.
- b) The Developer shall ensure that the private sewer service for each single-family and two-family lot remains plugged from installation until the foundation excavation has been backfilled and the roof of the dwelling has been sheathed, after which the private sewer service pipe may be connected to the wastewater system, and the Developer will indemnify the City against all actions, claims, demands, damages, losses and costs, including legal and court costs, suffered or incurred by the City arising out of any failure to do so.
- c) The Developer shall replace or repair, to the satisfaction of the Director of Water and Waste, any water service pipe or private sewer service pipe determined by the Director of Water and Waste to be defective within one year following the date the water to the lot serviced by that water service pipe or private sewer service pipe is turned on by the City for domestic use, and shall pay to the City any and all costs incurred by the City associated with any such defect.

6. Lot Grading

- a) The Developer shall, at no expense to the City and prior to the release of the subdivision mylars for registration in the Winnipeg Land Titles Office, provide a lot grading plan prepared by a municipal engineer, which identifies all drainage easements necessary for the Planned Area, to the satisfaction of the Director of Water and Waste.
- b) In series with registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense to the City, grant to the City and register easements in respect of all swales, catch basins and leads for lot drainage within the Planned Area as identified in the approved lot grading plan.
- c) Prior to the issuance of any development permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catch basins and leads required by the accepted lot grading plan, to the satisfaction of the Director of Water and Waste..

12. Transit Bus Platforms

The Developer shall construct, at no cost to the City, three pairs of bus stop platforms, for a total of six bus stops at locations determined by the City, to the satisfaction of the Director of Transit and the Director of Public Works. These stops are anticipated as follows:

- i) One pair along Jefferson Avenue - Community Route 334
- ii) One pair near the King Edward Street entrance - On Request Zone 103
- iii) One pair near the Dr Jose Rizal Way entrance - On Request Zone 103

13. Pavement

- a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements to widths of 7.5m, 8.0m and 10.0m and all related works including, but not necessarily limited to, ornamental street lighting, pathway lighting, boulevard landscaping, land drainage sewer and appropriate transitions as required within all streets within the Planned Area, as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, at no expense to the City, construct, within proposed public lanes within the Planned Area serving single or two-family residential development, 5.0m wide Portland cement concrete pavements, and, within proposed public lanes within the Planned Area serving multi-family residential and commercial development, 6.0-m-wide Portland cement concrete pavements, as determined by and to the satisfaction of, the Director of Public Works.

14. Future East-West Collector north of Planned Area

The Developer shall, pay to the City, in cash, on demand, its share of the following services to be installed by others in the future east-west Collector, along the full length of the Planned Area abutting the south side of the future east-west Collector:

- i) 50% of the road works, and all related works;

- ii) ornamental street lighting in the south boulevard;
 - iii) an active transportation facility in the south boulevard; and
 - iv) landscaping (sod and trees) in the south boulevard,
- all as determined by and to the satisfaction of the Director of Public Works.

15. King Edward Street

- a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements 10.0m wide and all related works including, but not necessarily limited to, sidewalk on the east side, ornamental street lighting, boulevard landscaping, land drainage sewer and appropriate transitions as required within King Edward Street between Jefferson Avenue and the proposed east-west Collector, as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, pay to the City, their share of the costs to construct Portland cement concrete pavement 10.0m wide and all related works including, but not necessarily limited to, sidewalk on the east side, ornamental street lighting, boulevard landscaping, land drainage sewer and appropriate transitions as required within King Edward Street abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.
- c) The amount of any works completed in a) above shall be credited towards b) above, as determined by and to the satisfaction of the Director of Public Works.

16. Dr. Jose Rizal Way

- a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements to widths of 8.0m and all related works including, but not necessarily limited to, ornamental street lighting, a 3.0m wide asphalt bike lane adjacent to a 1.5m Portland cement concrete sidewalk on the west side, pathway lighting, boulevard landscaping, and land drainage sewer between the existing pavement in Dr. Jose Rizal Way and the proposed east-west Collector, as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, pay to the City, in cash, on demand, its share of the following services to be installed in Dr. Jose Rizal Way along the full length of the Planned Area abutting the west side of Dr. Jose Rizal Way:
 - i) 4.0m wide Portland cement concrete lane of pavement and all related works;
 - ii) a 3.0m wide asphalt bike lane adjacent to a 1.5m Portland cement concrete sidewalk;
 - iii) ornamental street lighting in the west boulevard;
 - iv) pathway lighting if required; and
 - v) landscaping (sod and trees) in the west boulevard,

all as determined by and to the satisfaction of the Director of Public Works.

- c) The amount of any works completed in a) above shall be credited towards b) above, as determined by and to the satisfaction of the Director of Public Works.
- d) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through development agreements.

17. Jefferson Avenue

The Developer shall, pay to the City, in cash, on demand, its share of the following services installed by others in Jefferson Avenue along the full length of the Planned Area abutting the north side of Jefferson Avenue:

- i) 5.0m wide Portland cement concrete lane of pavement and all related works;
- ii) ornamental street lighting in the north boulevard; and
- iii) landscaping (sod and trees) in the north boulevard,

all as determined by and to the satisfaction of the Director of Public Works.

18. Sidewalks/Pathways

- a) The Developer shall, at no expense to the City, construct 1.5m and/or 1.8m wide Portland cement concrete sidewalks, 3.0m wide asphalt pathways, 3.0m wide asphalt bike lane adjacent to 1.5m 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, conceptually as shown on the Active Transportation map, all as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, pay to the City, in cash, on demand, its share of the Active Transportation items, as shown on the Active Transportation map, all as determined by and to the satisfaction of the Director of Public Works.
- c) The Developer shall grant to the City, at no expense to the City, any snow storage easements as may be necessitated by the sidewalk alignment, as determined by and to the satisfaction of the Director of Public Works.
- d) The Developer shall construct sidewalks concurrently with the pavements with which they share the right-of-way, as determined by and to the satisfaction of the Director of Public Works.
- e) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through subsequent development agreements.

19. Pavement Structure 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.

20. Boulevards

- a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.
- b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.
- c) All trees planted in the rights of way, including median, must meet with soil volume requirements outlined in the Winnipeg Comprehensive Urban Forest Strategy.

21. Pedestrian Crossing Control

The Developer shall, pay to the City, in cash, on demand, all costs associated with the installation of Rectangular Rapid Flashing Beacon (RRFB) across Jefferson Avenue at the proposed pathway connection and all related works including a sidewalk connection on the south side of Jefferson Avenue, when and as determined by and to the satisfaction of the Director of Public Works.

22. Traffic Control Signals

- a) The Developer shall, pay to the City, in cash, on demand, 12.5% of 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 following intersections:
 - i) Dr. Jose Rizal Way and Jefferson Avenue,

when and as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, pay to the City, in cash, on demand, 25% of 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 following intersections:
 - i) Jefferson Avenue and King Edward Street,
 - ii) Future east-west Collector street north of the Planned Area and the future extension of Dr. Jose Rizal Way,

when and as determined by and to the satisfaction of the Director of Public Works.
- c) The Developer shall, pay to the City, in cash, on demand, 50% of 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 following intersection, if such signals are required:
 - i) Dr. Jose Rizal Way and the proposed east-west Collector to the Planned Area, and

- ii) King Edward Street and the proposed east-west Collector to the Planned Area,
when and as determined by and to the satisfaction of the Director of Public Works.

23. Public Walks

- a) The Developer shall, at no expense to the City, construct either a 1.5m wide Portland cement concrete sidewalk or a 3.0m wide asphalt multi-use pathway within the Public Walk, and landscape the remainder to include:
 - i) Sodding on both sides of the sidewalk or pathway;
 - ii) Fencing within private property along the side property lines;
 - iii) Bollards, with appropriate opening for pedestrian and/or pathway access, at both street ends of the Public Walk; and
 - iv) Lighting;conceptually as shown on Appendix C (Active Transportation map), and all as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting the Public Walk requiring the owners to maintain and/or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

24. Signage

- a) The Developer shall pay to the City, in cash, on demand, all costs associated with the supply and installation of approved standard reflectorized permanent signage required at each intersection and along all streets within the Planned Area and as required to serve the Planned Area, including but not limited to stop signs, no parking signs, and street name signs, all as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall pay to the City, in cash, on demand, all costs associated with the relocation of the above signage as required to accommodate construction activities including but not limited to private access installation or utility work, all as determined by and to the satisfaction of the Director of Public Works.
- c) In the event the Developer requests temporary signage, the Developer shall pay to the City, in cash, on demand, all costs associated with the supply, installation, maintenance, and removal of such signage, all as determined by and to the satisfaction of the Director of Public Works.
- d) The Developer shall, at no expense to the City,
 - i) obtain approval of and install, prior to construction, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing the Planned Area, zoning information, a north directional arrow, proposed sidewalks, walkways, active transportation facilities, community mail boxes, parks, land drainage retention facilities, natural tree stands, multiple family

sites, commercial sites, collector and arterial streets, Dugald Road, all with the approval of, and to the satisfaction of, the Director of Planning, Property and Development.

- ii) supply and install trail network signage and trail related traffic signage, on pathways and Active Transportation corridors, consistent with standards and specifications applied to similar citywide networks, or an alternative standard proposed by the developer, as determined by, and to the satisfaction of, the Directors of Public Works and Planning, Property, and Development.

25. Two Means of Vehicle Access

The Developer shall, at no expense to the City, ensure that two means of paved vehicular access are available at all times to each stage of development of the Planned Area, to the satisfaction of the Director of Public Works. This may require the construction of temporary paved roadways by the Developer and the provision of easements or rights-of-way by the Developer to the City.

26. 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.

27. Utilities

- a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground to the satisfaction of the Director of Public Works.
- b) 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 to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

28. Litter and Refuse Control and Clean-Up

- a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup 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, as determined by and to the satisfaction of the Director of Public Works.
- b) The cleanup 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.

29. Temporary Dead-End Street

- a) The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily dead-ended street within the Planned Area, and provide to the City any rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.
- b) The Developer shall, at no expense to the City, erect and maintain barricades and signage, across the full width of any streets which are temporarily dead-ended due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by and to the satisfaction of the Director of Public Works.

30. Public Reserve

- a) 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 the Director of Public Works and Planning, Property and Development:
 - i) Grade, level and vegetate;
 - ii) Construct primary asphalt pathways;
 - iii) Provide tree plantings in accordance with the Winnipeg Urban Forest Strategy;
 - iv) Install core amenities including a playground, picnic area with shade structure, and multiple use space, in accordance with the Winnipeg Parks Strategy catchment target level of service and the Park Development Guidelines.
- b) The Developer shall ensure that land drainage from adjacent properties is not damaging to, nor impacting, the public reserve.
- c) 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.
- d) 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.
- e) 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.

- f) 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.

31. 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.

32. Survey Monuments

- a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Winnipeg Land Titles Office.
- b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section V - Costs and Fees

1. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2. Professional Fees

- a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;
- b) The Developer shall pay the full cost of construction and landscaping 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 consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 2/2026
August 7th, 2026

"Original Signed by K. Kowalyk"

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