APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND BOUND BY 664 SARGENT AVE TO THE NORTH, AGNES STREET TO THE EAST, 576 AGNES STREET TO THE SOUTH AND THE PUBLIC LANE TO THE WEST

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DAZ 214/2026. It is recommended that the approval of DAZ 214/2026, if granted, be subject to Section II - Plan Considerations below:

Section I – General Comments

1. The Water and Waste Department (WWD) advises that there is adequate water servicing for the proposed development based on the development plans provided. If 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.

   When the development proposal proceeds to the site servicing design stage; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development into the combined sewer cannot exceed the allowable discharge rate:

   i) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

   ii) The peak land drainage discharged from the site must be based on a c-value of 0.4, with a 5-year rainfall event applied.

   iii) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

Section II – 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 north-south public lane right-of-way, along the full length of the existing north-south public lane, abutting the west limit of the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

2. 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 214/2026
November 2nd, 2026

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