D.W.E. Holdings Limited
85 Wiebes Drive
Winnipeg, MB
R2G 3 E5

April 9, 2005

City of Winnipeg
Executive Policy Committee
510 Main Street
Winnipeg, MB

Attention: Executive Policy Committee

RE: Rezoning and Subdivision Application DASZ 53/04
Applicant: North Grassie Properties Inc.

D.W.E. Holdings Limited was the developer of the properties to the south of this application, namely Sovereign Cove and Northmount Cove, under development agreements AG 27/01 and AG 28/02.

In developing our property, the City of Winnipeg required us to pay for the developer's share of the costs of the regional land drainage system, which included the installation of land drainage sewer on Ferrier Street. The land drainage sewer on Ferrier Street was installed at a total cost of $161,481.48 , which was to be paid for by our and future developments. An assessment of $9,801.00 per acre was paid to the city for the reimbursement to the Developers Capacity Charge Account.

The Ferrier Street land drainage sewer was installed to allow for the development of approximately 12 acres (65 lots) to the north of Beecher Ave. At our public hearing, our engineer, Mr. Paul Sunderland, made representation to enlarge the benefiting acreage of the land drainage sewer required on Ferrier Street to include the northerly lands which would effectively reduce our assessment. The request was not given consideration, since the lands to the north were zoned industrial and likely hood of development into residential non- existent. North Grassie Properties Inc. application is the 20 acres of industrial zoned land directly to the north of our development.

If North Grassie Properties Inc. (Mr.J.Wiebe) application is approved, it would become a direct benefactor of the land drainage sewer installed on Ferrier Street, since the land drainage for this application will flow to and through the Ferrier Street system.

It is our position that this applicant should be required pay it's prorated costs associated with the land drainage sewer installed on Ferrier Street and subsequent reimbursement, as indicated in our development agreement "that the city shall reimburse the Developer for the costs of the subject sewer in excess of the Developer's share as determined by Director of Water and Waste".

We request, that you make this a condition of the approval of the DASZ 53/04 application.

Thank you for your attention to this matter.

Yours truly,

Warren Earl / D.W.E. Holdings Limited

