

Beshada, Eshetu (CWS)

Attachments: rrpdp report Feb 2015.pdf; Wpg Standing Comm Report Feb 2016.pdf; Wpg Council minutes Feb 2016.pdf

From: Suresh, Nada (CWS)
Sent: March-17-16 2:59 PM
To: Beshada, Eshetu (CWS)
Cc: Hawryliuk, Yvonne (CWS); Stephens, Geoffrey (CWS); Burland Ross, Siobhan (CWS); Smiley, Donna (CWS)
Subject: FW: Emes Road Extension - JMT Holding Inc_Concrete batch Plant_File 5710.00_EAL#3123

Hi Eshetu,

Pl see the response from RM of West St Paul about approval granted to JMT for its construction of extension of Emes Road.

Nada Suresh
Environment Officer
Manitoba Conservation and Water Stewardship

From: Lisa McLean [<mailto:edo@weststpaul.com>]
Sent: March-17-16 2:51 PM
To: Suresh, Nada (CWS)
Cc: 'Brent Olynyk'
Subject: Emes Road Extension - JMT Holdings

Hello,

As per our phone conversation yesterday the RM can confirm that it has worked with JMT and City of Winnipeg to allow the extension of Emes Road as part of a subdivision application.

Attached please find the:

- original subdivision report from the Red River Planning District outlining the requirement for the road extension.
- City of Winnipeg Standing Committee recommendations for the road extension
- City of Winnipeg minutes for acceptance of the recommendations.

I hope these are sufficient for your verification needs.

Regards,

Lisa McLean
Planning and Economic Development Officer
RM of West St. Paul
3550 Main Street
West St. Paul, MB R4A 5A3
Phone: (204) 338-0306 (ext 109)
Fax: (204) 334-9362

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Red River Planning District

806-A Manitoba Avenue
Selkirk, Manitoba R1A 2H4

Phone: 204.482.3717
Fax: 204.482.3799

Date: February 23, 2015
File: S14-2588
From: Derek Eno, MCIP
To: Brent Olynyk, CAO
R.M. of West St. Paul
Location: **Lots 2, Block 2, Plan 28571**
Roll #404560

Issue: The applicant is proposing to subdivide the subject property into ten (10) lots which will range in size from 1.30 acres to 2.30 acres.

Background: The applicant's property has existing frontage onto Third Street and Gardenview Drive. The subdivision proposes to extend Third Street south, and extend Emes Rd (a City of Winnipeg road) in order to provide access to the proposed new lots. The subject property is also subject to a rezoning application (WSP RZ Bylaw No. 2015-05), which proposes to rezone the subject property to an M2 Heavy Industrial zone. Approval of this rezoning application will be required before Council can make a decision on this subdivision.

Analysis:

Development Plan

Designation = 'BP' Business Park.....In compliance

B. Policies

In addition to the policies described in Part III and IV, the following policies are established:

Policy 1:

Generally heavy industrial area development shall be encouraged to locate in the Planning Area's Industrial areas where appropriate municipal services are available. However, properly designated industrial developments may be appropriate in rural areas in following circumstances:

- a. They require larger parcels of land and no suitable sites exist within currently designated areas;
- b. They require a rural location because of the development's hazardous nature or potential nuisance created by associated traffic; and,
- c. There is a need to separate a development from population centres because of potential danger to public safety or nuisance from materials associated with the operation of the development.

Policy 2:

Industries that are dependant upon an abundant water supply which may affect the potable water supply will not be encouraged to locate in the rural industrial areas.

Policy 4:

Industrial developments shall be considered subject to the following siting criteria:

- a. Industrial developments shall be directed towards sites with low potential for agriculture including livestock production, and where the proposed development will not unduly interfere with existing or proposed agricultural operations;
- b. Where industrial development is considered appropriate, it shall be encouraged to develop in a pattern which efficiently uses land, infrastructure and public services;
- c. Industrial developments will be sited in clusters along one side of a provincial highway, provincial road or municipal road. Where necessary, internal service roads may be utilized to control access onto major highways;
- d. Industrial developments should be located as close to an urban or rural settlement centre as is safe, nuisance-free and practical in order to strengthen existing communities and provide employment within close proximity to settlement areas. However, such development should be planned in such a manner that they do not impede the orderly expansion of communities with piped water and sewer services;
- e. Lot sizes and soil conditions shall permit the effective functioning of on-site sewage disposal services approved in accordance with Provincial Environmental Regulations, as well as provide for adequate building separations in order to minimize hazards such as fire and provide adequate buffer to neighbouring uses;
- f. Proposals involving multi-lot subdivisions will require the preparation of or be consistent with existing adopted secondary or sector plans; and
- g. In order to avoid the unwarranted fragmentation of land, a development proponent shall be required to demonstrate the development's viability and that there is sufficient demand for that development.

Policy 5:

Development proposals may require a detailed analysis of the specific site by a qualified engineer and may require the following information:

- a. the design of an adequate surface drainage system, both in terms of the local and the downstream drainage network, the developer / proponent may be required to obtain a Water Rights License for any surface drainage associated with the development;
- b. the provision of an adequate supply of potable water by well for each lot;
- c. the feasibility of the proposed sewage disposal system and the protection of the groundwater source;
- e. the possible development of adjacent lands; and,
- f. a description of emergency services for the area;

Policy 6:

Where feasible and appropriate, design guidelines shall be incorporated into municipal zoning bylaws and development agreements to ensure that the visual image of development is maintained, and that an overall high standard of development takes place.

Policy 11:

Industries presently located in non-industrial areas should be encouraged to relocate to appropriate industrial areas to reduce the impact or potential for impact of incompatible land uses. Should relocation of existing industry be impractical, steps should be taken to minimize the negative impact on adjoining property.

Policy 12:

In order to ensure overloading of the water and sewage collection system requirements do not occur, each new industry or expansion to existing industries should be evaluated prior to development approval.

Policy 14:

Development proposals shall be consistent with adopted secondary plans.

Policy 15:

Development proposals within areas which are currently zoned to allow for subdivision will be reviewed and considered on the basis of the anticipated outcome of secondary plans within the vicinity.

Policy 16:

Development of the existing Business Park in the City of Selkirk shall be directed to the north and west of the Business Park limits.

Secondary Plan: West St. Paul Employment Lands Secondary Plan In Compliance

Policy 1:

Direct business investment to the West St. Paul Employment Lands as a means of improving the competitive position of West St. Paul and the Planning District in the regional economy.

Policy 2:

Coordinate discussions and work with land owners and other stakeholders to make investments in key infrastructure and roadway investments that will benefit the long-term economic viability of the employment lands.

Policy 6:

Encourage flexibility in the type of businesses and the size of parcel lots that are permitted within the designated Employment Lands to be responsive to future market trends and needs of employers.

Policy 7:

Ensure the efficient provision of infrastructure services.

Policy 13:

The West St. Paul designated Employment Lands will contribute to the creation of competitive, attractive and highly functional employment areas by:

- a. Mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas;
- b. Providing landscaping on yards adjacent to any public street or adjoining property to the designated Employment Lands including screening of loading, parking, storage or service areas;

- c. Improving the image of parking lots through the use of perimeter landscaping and canopy trees;
- d. Treating the boundary between the designated Employment Lands and present or future residential lands with landscaping, fencing or other measures to minimize nuisance impacts;
- e. Ensuring that outside storage is limited in extent and placed where possible in the rear of the building; and
- f. Where the zoning by-law permits outside storage as a use associated with a business on a property in the designated Employment Lands, the outside storage will:
 - i. Be confined to lots with the internal area of the employment lands and generally located within the rear yard; and
 - ii. Be well screened by fencing or landscaping where viewed from adjacent streets, highways and neighbouring land uses.

Policy 20:

Internal Employment Lands street networks will be designed to facilitate good circulation and meet access needs of businesses and employees.

Policy 21:

Roadway design should include all users of the roadway where possible (e.g., cars, trucks, pedestrians and cyclists).

Zoning By-law:

Note: The following assumes that that the subject property is successfully rezoned to an “M2” Heavy Industrial zone as proposed in rezoning applications RZ By-law No 2015-05.

Site Area

Zone = “M2” Heavy Industrial

Required Site Area = 60,000 sq. ft (1.37 ac)

Proposed Lot 1: ~1.30 ac.....	Not In Compliance (In-House Variance Required)
Proposed Lot 2: ~1.47 ac.....	In Compliance
Proposed Lot 3: ~1.47 ac.....	In Compliance
Proposed Lot 4: ~1.47 ac.....	In Compliance
Proposed Lot 5: ~1.78 ac.....	In Compliance
Proposed Lot 6: ~1.78 ac.....	In Compliance
Proposed Lot 7: ~1.78 ac.....	In Compliance
Proposed Lot 8: ~2.11 ac.....	In Compliance
Proposed Lot 9: ~2.21 ac.....	In Compliance
Proposed Lot 10: ~2.30 ac.....	In Compliance

Site Width

Zone = “M2” Heavy Industrial

Required Site Width = 100 feet

Proposed Lot 1: ~415ft.....In Compliance
 Proposed Lot 2: ~285ft.....In Compliance
 Proposed Lot 3: ~285ft.....In Compliance
 Proposed Lot 4: ~285ft.....In Compliance
 Proposed Lot 5: ~174ft.....In Compliance
 Proposed Lot 6: ~174ft.....In Compliance
 Proposed Lot 7: ~174ft.....In Compliance
 Proposed Lot 8: ~174ft.....In Compliance
 Proposed Lot 9: ~174ft.....In Compliance
 Proposed Lot 10: ~174ft.....In Compliance

Comments:

In order to assess this application, comments were requested from the following government agencies:

Agriculture: No response forthcoming as designation is non agricultural

Canada Post: Awaiting Comments

Centra Gas: No Easements Required

Conservation Compliance & Enforcement Branch: No concerns

Conservation E/O: Awaiting Comments

MIT: Recommend approval. Note that a permit is required from Highway Traffic Board for change in use of land, construction, including altering an existing driveway. A permit is also required for any planting placed within 15.2 m from the edge of the highway right-of-way.

Hydro: Easements Required

LG: Concerns with proposed subdivision for heavy industrial use.

Land Titles: A 10 lot plan of subdivision with public road as proposed is required

LSSD: Awaiting Comments

MTS: 5m and 2.5m Easement Required.

Natural Resources: Awaiting Comments

Water Stewardship: An engineered drainage plan is required.

Options:

Under Section 125(1) of *The Planning Act*, 'where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution

- (a) reject or refuse to approve the application for subdivision; or
- (b) approve the application for subdivision, without conditions or with conditions as set out in Section 135.'

Recommendations:

As part of this application the RM may wish to enter into a Development Agreement to address land dedication and surfacing improvements for the extension of Third Street, land drainage, and other matters.

It should be noted that proposed Lots 1, 2, 3, 4, will rely on the extension and improvement of Emes Rd for frontage (access), a road that is within the City of Winnipeg. With that in mind, RRPD recommends that a condition of approval should include verification that this road can and will be extended and improved to provide access to the proposed lots.

To further implement the intent of the Secondary Plan, our office would recommend that site development and design related standards be employed on the subject property through the registration of Development Agreement with the Municipality. However, the related rezoning application (RZ By-law No. 2015-05) also recommends that such standards be included in a Development Agreement. Therefore, should Council require a Development Agreement addressing design related standards be part of the rezoning application, a second Development Agreement addressing the same issue would be not be needed.

Assuming that Zoning By-law Amendment Application No. 2015-05 is approved, then this proposal appears to generally be in keeping with the intent of the Development Plan, Secondary Plan, and the Zoning By-law. As such, our office recommends **approval** of the application.

Conditions:

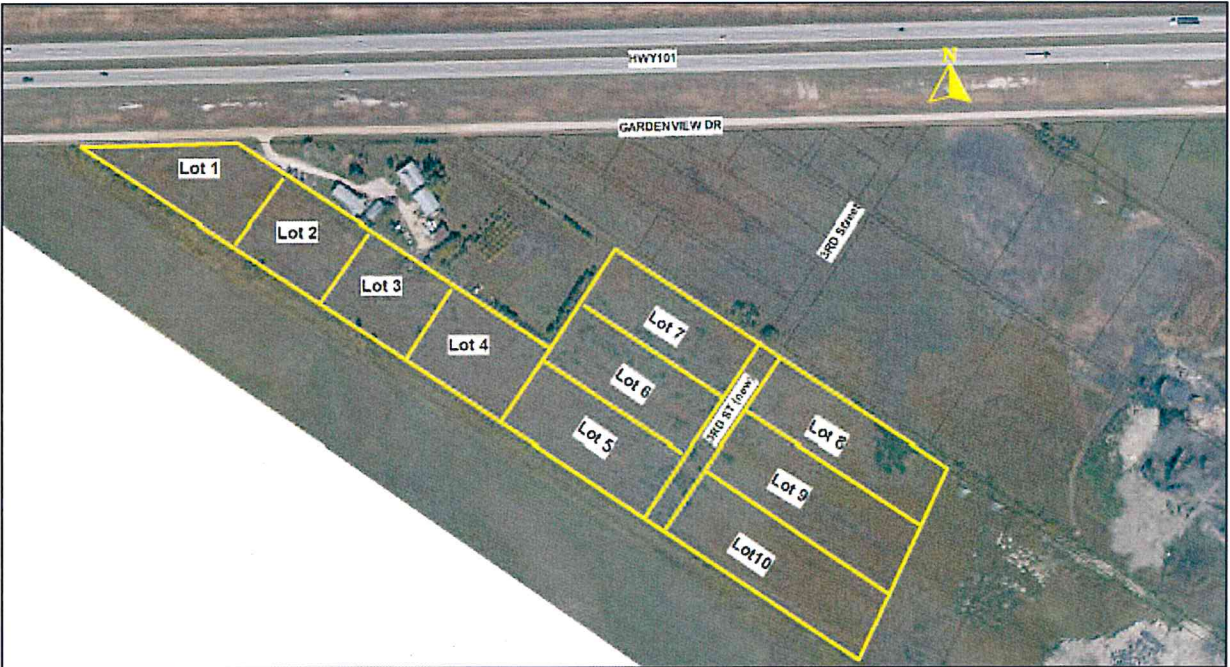
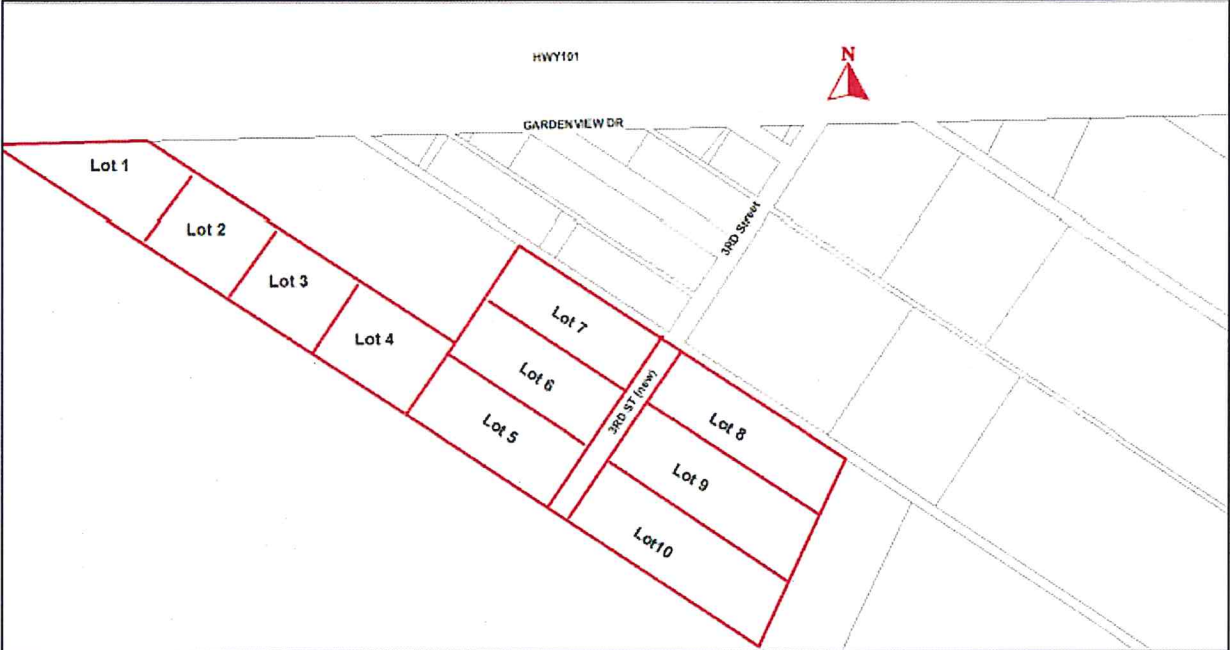
If Council wishes to approve this application our office recommends that the following conditions be attached:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the Municipality that :
 - taxes on the land to be subdivided for the current year plus any arrears have been paid or arrangements satisfactory to Council have been made;
 - any applicable development levies or dedication fees have been paid.

2. Manitoba Land Surveyor prepares a 10 lot plan of subdivision with public road as proposed including lot area and width calculations, and confirmation that Crown land is not involved in the proposal.
3. Applicant / owner obtains an engineered lot grade and drainage plan and submits to the Municipality and Manitoba Water Stewardship (Contact: Wayne Henderson 204 461-2425) for review and approval.
4. Applicant / owner obtains a letter of clearance from the Municipality to ensure compliance with all planning and municipal by-laws.
5. Applicant / owner obtain zoning variances, as required.
6. Applicant / owner enters into a Development Agreement with the Municipality to address items including, but not limited to, holding tank placement and commitment to municipal services once available, road development standards and improvements, and other standards deemed necessary by the R.M. , if required.
7. Applicant / owner obtains;
 - Joint easement agreement for existing and/or future Hydro and MTS facilities associated with the subdivision.
 - Plan of easement prepared by a Manitoba Land Surveyor as required by *The Real Property Act*.
8. Applicant / owner obtains approval from the City of Winnipeg for the extension / improvement of Emes Rd, from Second Street to Gardenview Drive.
9. Applicant / owner obtain approval from the Highway Traffic Board for change in land use, and change in use of an existing driveway.

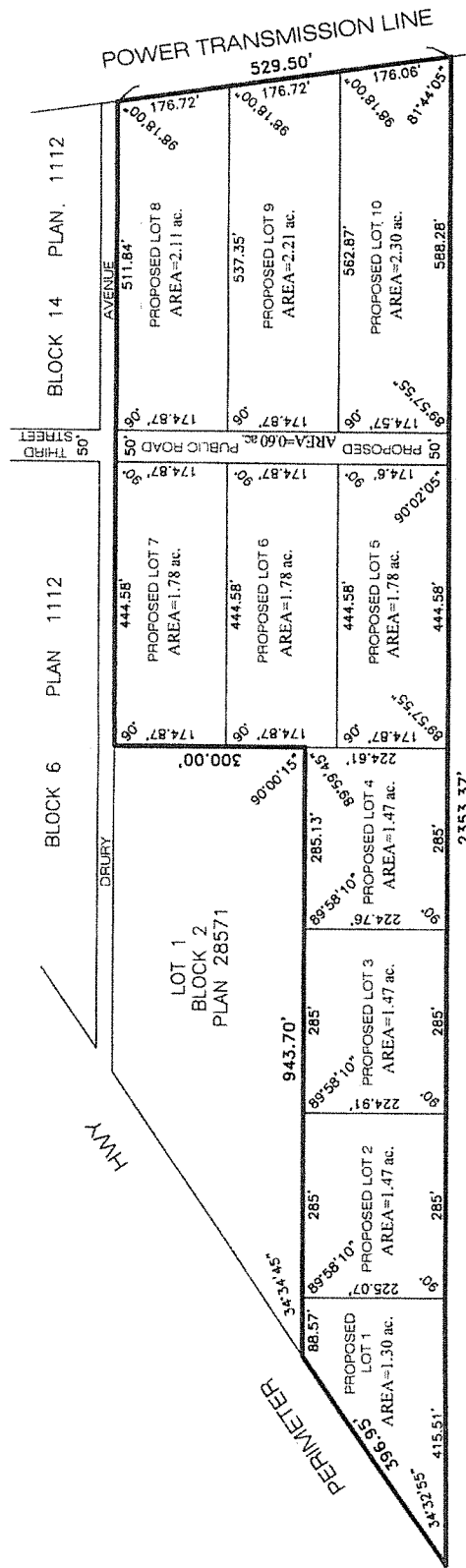
LG, WLTO, MB Hydro, MTS, Water Stewardship

PROPOSED SUBDIVISION LAYOUT (S14-2588)



SKETCH - all distances are in feet and decimals of a foot.

Sketch of
Proposed Subdivision
of Part of OTM Lots 1 and 2, Parish of St. Paul
Being Lot 2, Block 2, Plan 28571
RM of West St. Paul, Manitoba



Certificate of Title:
Registered Owners:
Legal Description:
Encumbrances:

2697168/1 W.L.T.O. (Search Date: May 21, 2014)
[REDACTED]
Lot 2, Block 2, Plan 28571 WLTO
in OTM Lots 1 and 2, Parish of St. Paul
No Instrument Numbers are registered against the above
Certificate of Title.



Our File: 13-0946
Acad dwg: 13-0946 SKETCH 2014-05-20 MAY
Field Book: 1138/51_BD
Drafter: HT

274 Fox Street
Winnipeg, MB
R2C 1E2
409-A, 405 Street
Winnipeg, Manitoba
R2M 1Y9
www.barnesduncan.com

This survey was made on the 24th day of September, 2013.
Barnes & Duncan, 2014
All rights reserved. No person may copy, reproduce, store, transmit, distribute or alter this document in whole or in part.

Signed
Tricia Christie
Tricia Christie, M.L.S.
Dated this
22nd day of May, 2014
Page 1 of 1

Agenda – Council – February 24, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 16, 2016

**Item No. 14 Extension of Emes Road West of McPhillips Street
(Old Kildonan Ward)**

STANDING COMMITTEE RECOMMENDATION:

On February 17, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Government Road Allowance between McPhillips Street and Garden View Drive, as shown on Misc. Plan No. 14941 attached hereto as Schedule “A”, be named “Emes Road” pursuant to Section 3(4) of the Street Names By-law No. 115/2011.
2. That the portion of Public Road, Plan 43911 WLTO on the west side of McPhillips Street at the City Limits, as shown on Misc. Plan No. 14941 attached hereto as Schedule “A”, be renamed “Emes Road” pursuant to Section 3(4) of the Street Names By-law No. 115/2011.
3. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street naming and street name change in accordance with Misc. Plan No. 14941.
4. That Council authorize JMT Holdings Inc. (the “Proponent”) to extend Emes Road westerly from its existing terminus at Second Street to Garden View Drive and to construct 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 West St. Paul (the “RM”) for the future maintenance of Emes Road on such terms and conditions as determined by the Director of Public Works and approved by Council; and

Agenda – Council – February 24, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 16, 2016

- B. That the Proponent 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 January 6, 2016 and attached hereto as Schedule “B” and such other terms and conditions as approved by the Chief Administrative Officer.
- 5. That the Chief Administrative Officer be authorized to finalize and approve the terms of the Agreement for Servicing in accordance with terms and conditions set out in this report, and such other terms and conditions deemed necessary and appropriate by the Director of Public Works and/or the Director of Legal Services and City Solicitor to protect the interests of the City.
- 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – February 24, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 16, 2016

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 16, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: EXTENSION OF EMES ROAD WEST OF MCPHILLIPS STREET

Critical Path: STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT - EXECUTIVE POLICY COMMITTEE - COUNCIL

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
M. Pittet	J. Kiernan	M. Ruta	M. Jack COO

RECOMMENDATIONS

1. That the Government Road Allowance between McPhillips Street and Garden View Drive, as shown on Misc. Plan No. 14941 attached hereto as Schedule "A", be named "Emes Road" pursuant to Section 3(4) of the Street Names By-law No. 115/2011.
2. That the portion of Public Road, Plan 43911 WLTO on the west side of McPhillips Street at the City Limits, as shown on Misc. Plan No. 14941 attached hereto as Schedule "A", be renamed "Emes Road" pursuant to Section 3(4) of the Street Names By-law No. 115/2011.
3. That the Director of Legal Services and City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the street naming and street name change in accordance with Misc. Plan No. 14941.
4. That Council authorize JMT Holdings Inc. (the "Proponent") to extend Emes Road westerly from its existing terminus at Second Street to Garden View Drive and to construct 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 West St. Paul (the "RM") for the future maintenance of Emes Road on such terms and conditions as determined by the Director of Public Works and approved by Council; and
 - B. That the Proponent 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 January 6, 2016 and attached hereto as Schedule "B" and such other terms and conditions as approved by the Chief Administrative Officer.
5. That the Chief Administrative Officer be authorized to finalize and approve the terms of the Agreement for Servicing in accordance with terms and conditions set out in this report, and such

other terms and conditions deemed necessary and appropriate by the Director of Public Works and/or the Director of Legal Services and City Solicitor to protect the interests of the City.

6. 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:

- (i) the naming of the Government Road Allowance and renaming of a portion of Public Road, Plan 43911 WLTO as “Emes Road”, as shown on Miscellaneous Plan No. 14941;
- (ii) the City to enter into an Agreement for Servicing with the Proponent; and
- (iii) the Proponent to extend Emes Road and construct all related works.

EXECUTIVE SUMMARY

The Government Road Allowance at the northern limit of the City, between McPhillips Street and Garden View Drive, is commonly known as Emes Road. The Proponent has requested permission to extend the portion of Emes Road westerly within the existing Government Road Allowance from Second Street to Garden View Drive in order to access their new proposed concrete batch plant and vacant development lands located in the adjacent RM.

The Winnipeg Public Service recommends that, subject to the City entering into a Maintenance Agreement with the RM, Council rename a portion of Public Road, Plan 43911 WLTO and name the Government Road Allowance as “Emes Road” and that the Proponent be required to enter into an Agreement for Servicing with the City pursuant to Section 211 of the City of Winnipeg Charter to enable the Proponent to extend Emes Road and construct all related works at no cost to the City, and to the satisfaction of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

The portion of Public Road, Plan 43911 WLTO and the Government Road Allowance will be formally named Emes Road, the request of the Proponent to extend Emes Road from Second Street to Garden View Drive will be approved, and servicing conditions will be attached to such approval.

HISTORY

The Proponent owns the land to the north of the proposed extension of Emes Road, west of Second Street, located within the boundaries of the RM. See Schedule “C” map attached. In the preceding year, the Proponent has successfully achieved Planning, Environmental and By-law approval from the Red River Planning District, the Province of Manitoba and the Rural Municipality of West St. Paul to construct a concrete batch plant on their lands within the RM. They are requesting that the City permit them to extend Emes Road west from Second Street to Garden View Drive, which will

provide access to their proposed plant and will also open up their land for future industrial development. See Schedule "D" request letter attached.

AGREEMENT FOR SERVICING

To achieve this, it is recommended that the Proponent be required to enter into an Agreement for Servicing with the City under Section 211 of the City of Winnipeg Charter, which permits the City to enter into agreements with any person to provide services in the City. The recommended terms of such Agreement for Servicing are outlined in the report of the Administrative Coordinating Group dated January 6, 2016. See Schedule "B" report attached.

Emes Road, from McPhillips Street to Second Street, exists as a rural cross-section gravel/oiled surface roadway. The road is not developed from Second Street to Garden View Drive. A Traffic Impact Study is recommended to determine any required intersection improvements at the intersection of McPhillips Street at Emes Road and Garden View Drive at Emes Road, and/or improvements as determined by and to the satisfaction of the Director of Public Works.

Under the proposed Agreement for Servicing, the proponent would be responsible for all costs associated with extending Emes Road, including any required modifications at the intersections of Emes Road with McPhillips Street and Garden View Drive and all associated works, including engineering services.

MAINTENANCE AGREEMENT

Historically, the RM has borne the costs of maintaining that portion of Emes Road from McPhillips Street to Second Street. The RM has verbally acknowledged that they are amenable to entering into a Maintenance Agreement with the City to formalize their existing and future roadway maintenance responsibilities with respect to Emes Road. This arrangement is of mutual benefit to the City and the RM in that the City will not be responsible for the costs associated with maintaining Emes Road, which exists almost wholly for the direct benefit of the RM, and the RM will maintain Emes Road to a standard satisfactory to its users and to the City.

STREET NAMING

Public Road, Plan 43911 on the west side of McPhillips Street at the City Limit was registered in the Winnipeg Land Titles Office (WLTO) in May 2005 and provides a 21m x 22m corner rounding at this location. The Government Road Allowance between McPhillips Street and Garden View Drive was created by the Dominion Government Survey in 1877. The portion between McPhillips Street and Second Street (in the RM) is developed while the balance to Garden View Drive is not. Therefore, in conjunction with this report, the Director of Legal Services and City Solicitor will make a direct reference to Council to adopt a Street Naming By-law to formally name Emes Road pursuant to Section 3(4) of the Street Names By-law.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 20, 2016

Project Name: First Year of Program 2016
 PROPOSED SERVICING
 EMES ROAD WEST OF MCPHILLIPS STREET - PPD FILE NO. 900-1050

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Capital					
Capital Expenditures Required	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Funding Sources:					
Debt - Internal	\$ -	\$ -	\$ -	\$ -	\$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Additional Capital Budget Required	<u>\$ -</u>				
Total Additional Debt Required	<u>\$ -</u>				
Current Expenditures/Revenues					
Direct Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Incremental Revenue/Recovery	2,650	-	-	-	-
Net Cost/(Benefit)	<u>\$ (2,650)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Less: Existing Budget Amounts	(2,650)	-	-	-	-
Net Budget Adjustment Required	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Additional Comments: Revenues consist of legal and servicing agreement admin fees totaling \$2,650 to be paid by the developer. All costs are the responsibility of the developer.					

"Original signed by"

 Mike McGinn, CA
 Manager of Finance

CONSULTATION

In preparing this Report there was consultation with:

Public Works
Legal Services
Rural Municipality of West St. Paul

OURWINNIPEG POLICY ALIGNMENT

01-1C Capital Region

Key Direction

Acknowledging that mutual success will come from thinking and acting as a region, the City of Winnipeg will collaborate with the municipalities comprising the Capital Region to plan for a sustainable, vibrant and growing region.

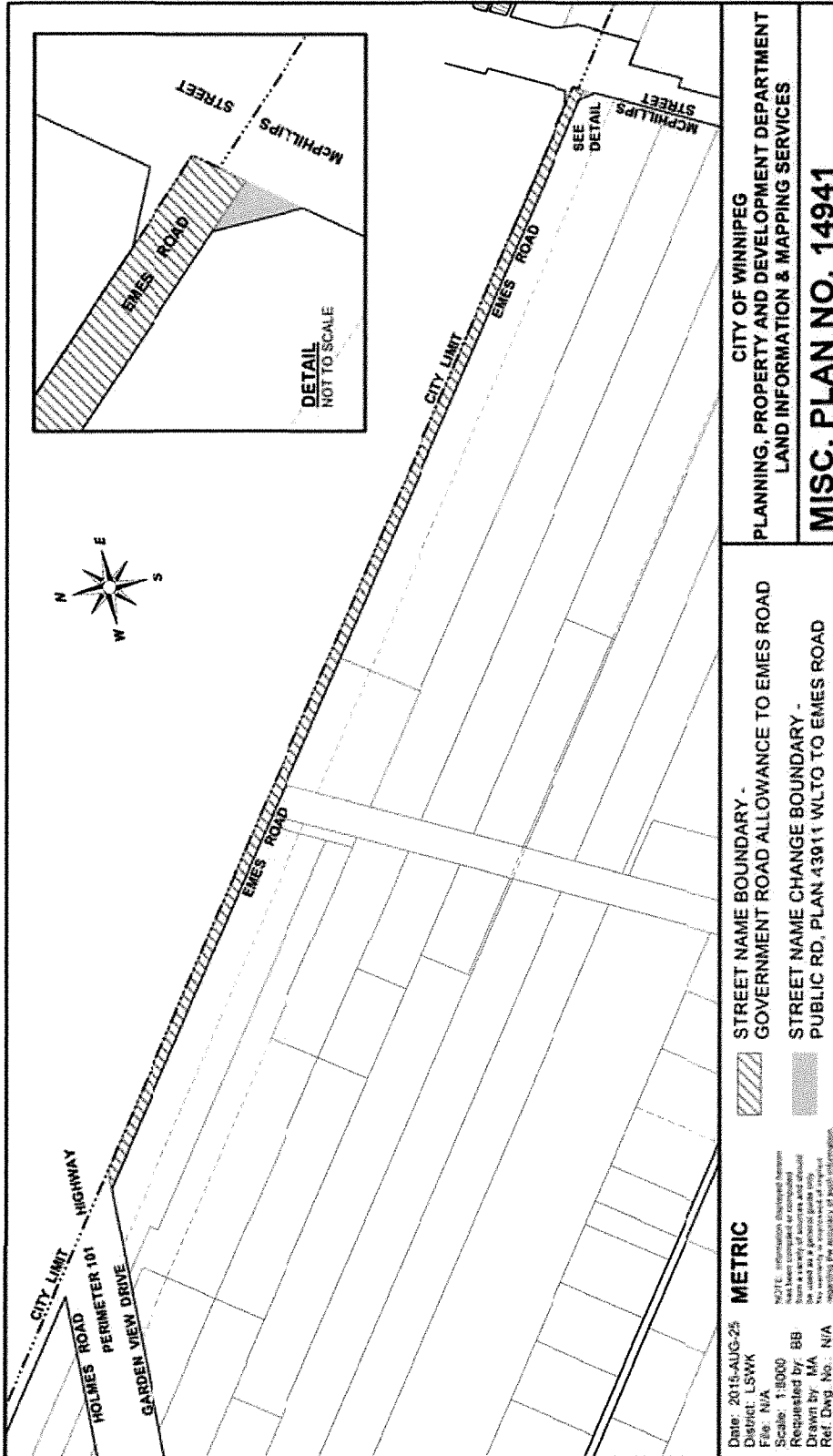
SUBMITTED BY

Department: Planning, Property and Development
Division: Land Development, Geomatics and Land Information Systems
Prepared by: K.T. Raban, P.Eng and R.R. Deighton, P.Eng., Land Development Branch
Date: February 2, 2016
File No. PPD 900-1050

Attachments:

Schedule A - Miscellaneous Plan No. 14941 (Emes Road – Proposed Extension)
Schedule B - Report of the Administrative Coordinating Group
Schedule C - Aerial View of Proponents Lands
Schedule D- JMT Holdings Inc. – Letter Request

SCHEDULE A - Miscellaneous Plan No. 14941 (Emes Road – Proposed Extension)



CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14941

STREET NAME BOUNDARY -
GOVERNMENT ROAD ALLOWANCE TO EMES ROAD
STREET NAME CHANGE BOUNDARY -
PUBLIC RD. PLAN 43911 WLTO TO EMES ROAD

METRIC
 Date: 2015-AUG-25
 District: LSWK
 File: N/A
 Scale: 1:10000
 Prepared By: BB
 Drawn By: M/A
 Ref. Dwg. No.: N/A

NOTE: Information displayed herein has been compiled or computed from a variety of sources and should be verified in accordance with the applicable laws and regulations regarding the accuracy of such information.

SCHEDULE B – Report of the Administrative Coordinating Group

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – JANUARY 6, 2016

RE: PROPOSED AGREEMENT FOR SERVICING – EMES ROAD WEST OF MCPHILLIPS STREET

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:

A. Engineering Report

1. The Developer shall submit a Traffic Impact Study to evaluate the truck and general traffic impact on McPhillips Street at the intersection of McPhillips Street and Emes Road, the existing and future Emes Road including the intersection of the future Emes Road at Garden View Drive, all to the satisfaction of the Director of Public Works.

The Traffic Impact Study shall recommend road improvements that are needed as a consequence of proposed developments in the RM both east and west of McPhillips Street.

B. Servicing Conditions and Payments

SECTION I – SERVICES

1. Emes Road Construction – Second Street to Garden View Drive

The Developer shall, at no expense to the City, construct a gravel surfaced roadway and all related works including but not limited to street lighting, as determined by and to the satisfaction of the Director of Public Works.

2. Intersection Improvements

The Developer shall, at no expense to the City, construct improvements at the intersection of Emes Road at McPhillips Street and Emes Road at Garden View Drive as indicated in the Traffic Impact Study or as required by the City of Winnipeg, all to the satisfaction of the Director of Public Works.

SECTION II – COSTS AND FEES

1. 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 to serve the Planned Area;

- b. 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 to serve the Planned Area.

- remove from
 RM DA
 Roads
 Hydro
 Street lights

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 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:

i.	Administration fee	\$1,650.00
ii.	Legal Services (processing)	\$1000.00
iii.	G.S.T. (5%)	<u>\$132.50</u>
TOTAL		\$2782.50

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. 900-1050

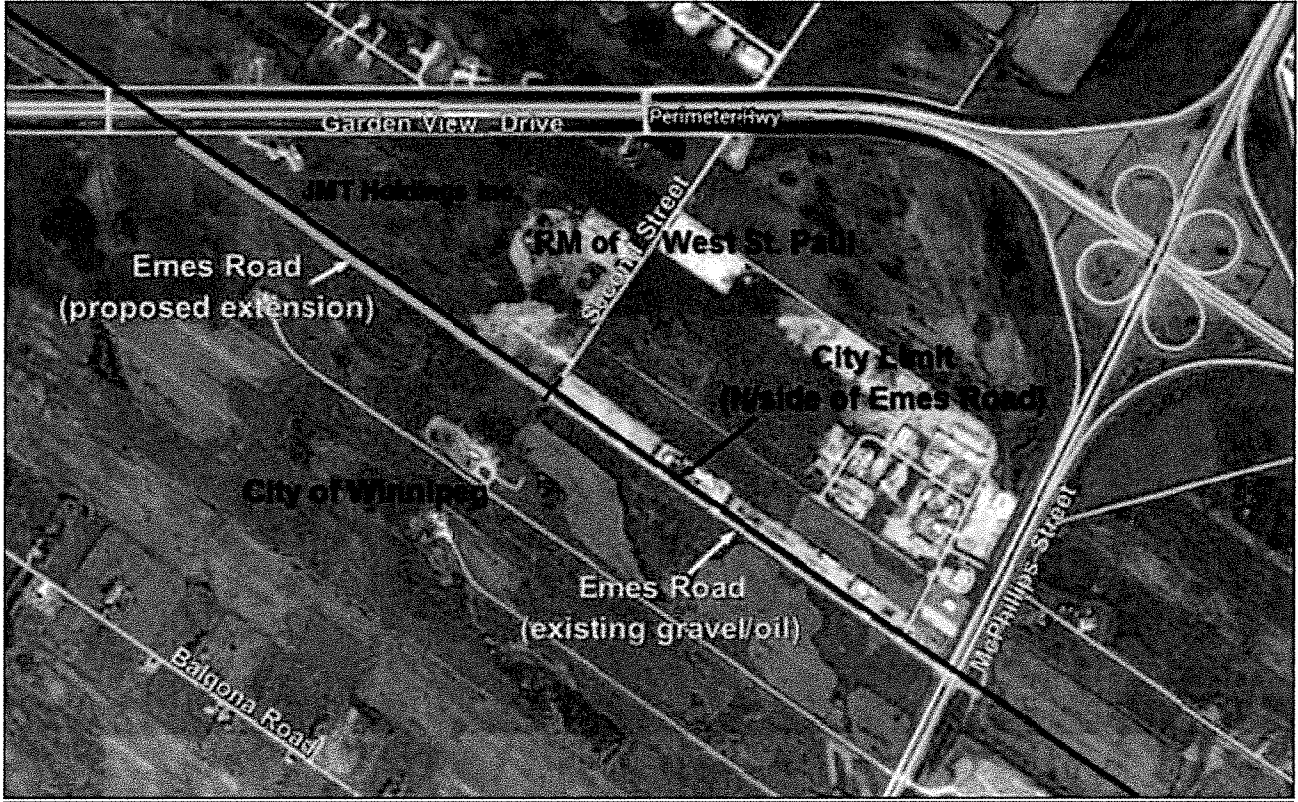
"original signed by R.Deighton on behalf of"

K.T. Raban, P. Eng.,
Land Development Branch, Planning, Property and Development Department

"original signed by C.Desjardine"

C. J. Desjardine, M.Sc.,P. Eng.
Public Works Department, Transportation Division

SCHEDULE C - Aerial View of Proponents Lands



SCHEDULE D - JMT Holdings Inc. – Letter Request

3000 Main Street
West St. Paul, MB R2V 4T2



Phone (204)-989-4700
Fax (204)-338-4774

JMT Holdings Inc.

January 15, 2015

City of Winnipeg
Property Planning and Development
3rd Floor – 65 Garry Street
Winnipeg, MB R3C 4K4

Attention: Marc Pittet
RE: Emes Rd. Extention

Marc:

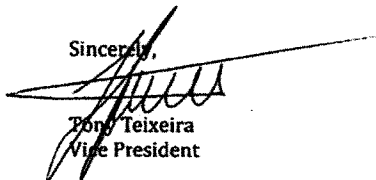
Let me start off by thanking you for taking the time to call me in order to discuss our property on Emes Rd. and the circumstances surrounding its development. As I had mentioned we own the property legally described as Lot 3 Plan 28571 Roll# 400570 as well as Lot 2 Block 2, Plan 28571 WLTO in OTM Lots 1 and 2, both in the R. M. of West St. Paul.

You may or may not know that our parent company J.C. Paving Ltd. is a road and general contractor and we have been doing work for the City of Winnipeg since 1977. We feel that the next logical step in our vertical integration plan is to set up a concrete batch plant in order to become more efficient and even more competitive. We already have the proper zoning and environmental license to set this up on the first property described above.

In order to properly utilize the property we would need to improve access by extending Emes Rd. along the existing road allowance. The granular portion currently ends at Second St. which is adjacent to our east property line. This road has been extended in the past with permission from the City of Winnipeg by other property owners east of us along Emes Rd. We propose to extend the granular road from Second St. going west all the way along our properties to Garden View Dr. Not only would this allow us to improve access to our plant it would also allow for the subdivision of our second property described above into much needed industrial lots. This extended roadway would also provide a lacking secondary access to the business park while allowing and facilitating our expansion. We would at this time respectfully request permission to continue the extension of Emes Rd. which lies within the City of Winnipeg going west to Garden View Dr.

Once again we thank you for your assistance in this matter and look forward to your earliest response. I will make myself available at any time as this is extremely time sensitive as the construction season is fast approaching

Sincerely,



Tony Teixeira
Vice President

Council Chamber
Winnipeg, February 24, 2016

Council met this day at 9:40 a.m.

The Speaker called the meeting to order.

Opening Prayer read by Councillor Dobson.

Present: The Speaker Councillor Sharma, His Worship Mayor Bowman, Councillors Allard, Browaty, Dobson, Eadie, Gerbasi, Gillingham, Gilroy, Lukes, Mayes, Morantz, Orlikow, Pagtakhan, Schreyer and Wyatt.

In attendance: Mr. R. Kachur, City Clerk, Mr. M. Lemoine, Deputy City Clerk, Ms J. Marques, Senior Committee Clerk Mr. D. McNeil, Chief Administrative Officer, and M. Jack, Chief Operating Officer.

INTRODUCTION AND WELCOME OF GUESTS AND ANNOUNCEMENTS

Minute No. 152

The Speaker acknowledged that today is Pink Shirt Day and Council Members Are Wearing Pink Shirts to help support the campaign to end bullying.

The Speaker recognized His Worship Mayor Bowman who advised that he was pleased to join 21 other Mayors from across Canada as part of the Federation of Canadian Municipalities (FCM) Big City Mayors Caucus meeting in Ottawa. He stated that they received updates on the Truth and Reconciliation Commission Report implementation, infrastructure planning, public safety and disaster mitigation, Syrian refugee resettlement and climate change.

He applauded the Government of Canada's commitment to prioritize municipal infrastructure spending and to make funds more flexible to the requirements of municipalities and stated that they would be waiting on the tabling of the Federal Budget on details.

His Worship Mayor Bowman also noted they discussed ways to better share and learn from each other on efforts to promote racial inclusion and to address the challenges of racism which occur in all municipalities in the country and around the world. He added that, through FCM, he was delighted to accept the role as Chair of the Aboriginal Partnership and Reconciliation working group that will focus this year on recommendations from the Truth and Reconciliation Final Report that municipalities could take action on.

Introduction and Welcome of Guests (continued):

His Worship Mayor Bowman advised that he was honoured to welcome to Winnipeg in January the Council General of the Netherlands and the Minister of Infrastructure and Environment, who were here to generate recommendations to develop a regional growth strategy to ensure our region's growth is smarter, cleaner and maximizes economic possibilities and minimized the environmental footprint.

His Worship advised that he participated in the kick-off for the Winnipeg Police Service Half Marathon and gave special mention to Joanne Schiewe, a former colleague who is courageously battling brain cancer and a runner in the event. His Worship indicated that he would participate in the 5K but encouraged anyone who considered sponsoring him to instead direct their funds to support Joanne's campaign to hopefully help her raise even more than the \$25,000.00 she raised at last year's event.

His Worship stated that he was happy to celebrate the Chinese New Year and bring in the Year of the Monkey. He also noted that February would not be complete without the Festival du Voyageur and added that it was a pleasure to welcome everyone participating.

His Worship thanked everyone for supporting pink shirt day and noted that they were wearing pink shirts as a reminder to find ways to eliminate bullying.

His Worship stated that he looked forward to delivering his 2nd State of the City Address on February 25, 2016 in partnership with the Chamber of Commerce and to outline further opportunities to grow Winnipeg while challenging individuals and businesses to do what they could as part of 2016 being declared the Year of Reconciliation and to find ways to respond to the calls to actions of the Truth and Reconciliation Commission.

Councillor Pagtakhan invited all Members of Council to participate in a lunch and learn series at Siloam Mission during the lunch hour.

MINUTES

Councillor Browaty moved that the minutes of the meeting held January 27, 2016, be taken as read and confirmed, which motion was carried.

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2. Truth and Reconciliation Calls to Action
3. Establishment of Ward Boundaries Commission

REPORT OF THE EXECUTIVE POLICY COMMITTEE DATED FEBRUARY 17, 2016

1. Office of Integrity (Ethics) Commissioner – Proposed Engagement Process
2. Citizen Member Appointments – Committees, Boards and Commissions
3. Memorandum of Agreement – Winnipeg Fire Paramedic Senior Officers Association
4. Rezoning – 125 Pacific Avenue – DAZ 231/2015
5. Text Amendment – Downtown Winnipeg Zoning By-law No. 100/2004 – DAZ 230/2015
6. Appointment of City Auditor/Chief Performance Officer
7. Real Estate Management Review – Status Report 2015 Quarter 4
8. New Fire Paramedic Stations Construction Project – Status Report 2015 Quarter 4
9. Winnipeg Police Service Headquarters Construction Project – Status Report 2015 Quarter 4

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EXECUTIVE POLICY COMMITTEE – CONSIDERATION OF BY-LAWS

- By-law No. 13/2016, to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 456 Nairn Avenue in the East Kildonan-Transcona Community – DAZ 213/2015
- By-law No. 14/2016, to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 267 Sherbrook Street in the City Centre Community – DASZ 22/2014
- By-law No. 22/2016, to open the northwest corner of Ness Avenue and Whytefold Road – DAO 8/2015

EXECUTIVE POLICY COMMITTEE – QUESTION PERIOD

STANDING POLICY COMMITTEE ON FINANCE – NO REPORT

REPORT OF THE STANDING POLICY COMMITTEE ON WATER AND WASTE, RIVERBANK MANAGEMENT AND THE ENVIRONMENT DATED FEBRUARY 1, 2016

1. Grant Funding for the 2016 River Trail

STANDING POLICY COMMITTEE ON WATER AND WASTE, RIVERBANK MANAGEMENT AND THE ENVIRONMENT – MOTIONS

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1. Rezoning – 971 Main Street – DAZ 223/2015
2. Subdivision and Rezoning – 1476 Portage Avenue and 7 Empress Street East – DASZ 28/2015
3. Subdivision and Rezoning – 3081 Portage Avenue – DASZ 38/2015
4. Zoning Agreement Amendment – Southeast Corner of Leila Avenue and Mandalay Drive – ZAA 8/2015
5. Assiniboia Downs Area Master Plan – SP 3/2015
6. Opening – West Side of King Edward Street Between Notre Dame and Legion Avenues – DAO 7/2015
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8. Amendment to Development Agreement Conditions – AG 19/2014
9. Extension of Time – Proposed Subdivision and Rezoning on Land Located at 3977 Portage Avenue – DASZ 43/2011
10. Extension of Time – Proposed Rezoning on Land Located at 2501 Ferrier Street – DAZ 202/2010
11. Extension of Time – 1916, 1918 and 1920 St. Mary’s Road – DASZ 38/2013
12. Extension of Time – Proposed Subdivision and Rezoning – Lots 2 and 3, Plan 45753, Peguis Street and Reenders Drive – DASZ 33/2013
13. Permanent Easement Requirements Located on Parkland (Sir John Franklin Community Club) Adjoining 1710 Grosvenor Avenue in favour of Y.M.H.A. Jewish Community Centre of Winnipeg Inc.
14. Extension of Emes Road West of McPhillips Street
15. Subdivision and Rezoning – 4820 Roblin Boulevard and 521 Dieppe Road – DASZ 33/2015
16. Acquisition of a portion of 1950 Plessis Road for Street Intersection Improvements
17. Sale of the Proposed Closed Public Lanes and strip of City Property Adjoining 761 North Drive

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT - MOTIONS

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- By-law No. 15/2016, to amend the Downtown Winnipeg Zoning By-law No. 100/2004 to permit urban beekeeping as a permitted accessory use
- By-law No. 23/2016, to close part of Almey Avenue, Plan Nos. 1180 and 43427, west of Ravelston Avenue West - DAC 6/2013
- By-law No. 24/2016, to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 1286, 1290 and 1294 Ravelston Avenue West in the East Kildonan-Transcona Community – DASZ 32/2014
- By-law No. 25/2016, to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 724 Regent Avenue West in the East Kildonan-Transcona Community - DASZ 40/2014
- By-law No. 26/2016, to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 400 - 408 Regent Avenue West in the East Kildonan-Transcona Community – DASZ 9/2015
- By-law No. 27/2016, to approve a plan of subdivision for land located at 210 Lyle Street in the Assiniboia Community - DAS 2/2015
- By-law No. 28/2016, to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 11 Moore Avenue in the Riel Community – DAZ 222/2014
- By-law No. 29/2016, to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 761 North Drive in the City Centre Community – DASZ 13/2015
- By-law No. 30/2016, to close part of North Drive and Howth Road, Plan Nos. 1324, 2002 and 1696 and Public Lane Plan Nos. 1324, 3659 and 1696 – DAC 2/2015

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT – QUESTION PERIOD

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1. Extension Agreement with WRHA for Provision of Emergency Medical Response Services, Inter-Facility Transport and Community Paramedicine
2. Parks – Public Consultation on Enhancements and Commemoration

REPORT OF THE STANDING POLICY COMMITTEE ON INFRASTRUCTURE RENEWAL AND PUBLIC WORKS DATED FEBRUARY 2, 2016

1. Public Works Department – Traffic Signals Staffing Needs
2. General Capital Fund – Downtown Streets – Amendment of Approved 2015 Capital Budget to include Funding from CentreVenture

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1. Waverley Street at CN Mainline (Rivers) Grade Separation
2. Results of the Proposed Asphaltic Concrete Lane Pavement Local Improvement Projects – November 16, 2015 Advertisement

STANDING POLICY COMMITTEE ON INFRASTRUCTURE RENEWAL AND PUBLIC WORKS – NOTICE OF MOTION

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By-law No. 16/2016, to impose local improvement taxes for the cost of installing 14' x 6" Concrete Lane Pavement near Blenheim Avenue in the City of Winnipeg.

By-law No. 31/2016, to authorize the undertaking of certain local improvements as part of the 2016 Local Improvement Program

**STANDING POLICY COMMITTEE ON INFRASTRUCTURE RENEWAL AND PUBLIC WORKS –
QUESTION PERIOD**