

APPENDIX B

LANDS, SITE(S), FACILITY(IES)

SECTION A GENERAL

A1. Definitions

A1.1 When used in the Request for Proposal:

- (a) **“Construction Lands”** means the lands in, under or on, in which the Work is to be performed, and includes the;
 - (i) Winnipeg Transit garage located at 421 Osborne Street;
 - (ii) Winnipeg Transit employee parking lot “E”, PayByPhone Location #204476;
- (b) **“Fort Rouge Garage Site”** all infrastructure located on the property located at 421 Osborne Street as depicted in SECTION D; and
- (c) **“Hydrogen Fueling Station Site”** means the area located on the Fort Rouge Garage Site depicted in SECTION E

SECTION B LANDS

B1. General

B1.1 This Section B describes existing encumbrances on the Lands including existing utilities, rights of access and rights of use and such encumbrances shall constitute Identified Encumbrances.

B2. Utility Services and Easements

B2.1 Contractor shall take note that:

- (a) The Lands are currently zoned C3. The proposed hydrogen infrastructure is considered “Major Utility Facility” which has limited permitted zoning districts (M2 and M3) and conditional use districts (A, MMU, M1). The City’s Planning, Property and Development Department has indicated that an outdoor hydrogen fueling station is consistent with the current usage of the lands and as such a development permit indicating an accessory use classification with would be considered without needing to rezone the Lands;
- (b) there are natural gas, telephone, internet and electrical utility services at the Lands;
- (c) some of such utility services at the Lands may be underground services;

B2.1 Existing site drawings are available in SECTION D.

B3. Hydrogen Fueling Station Site

B3.1 The Hydrogen Station Site forms part of the Construction Lands and is subject to the following construction restrictions:

- (a) no temporary or permanent above-ground structures or surface modifications allowed except for landscaping activities required to provide appropriate land drainage, or to restore existing sidewalks, roadways, or any other above-ground structure to its condition at the Effective Date that may have been damaged during construction;
- (b) no storage of equipment or materials allowed; and
- (c) permanent below-ground modifications are limited to tie-ins to existing underground utilities provided that all Permits, Licenses and Approvals have been received from Governmental Authorities and all Construction Commencement Conditions have been met.

B3.2 A transit bus right-of-way to the South West Transit Corridor is located adjacent to the Hydrogen Fueling Station Site and no activity by Contractor whether for construction or pre-construction inspections, shall unnecessarily hinder, restrict or otherwise interfere with the Winnipeg Transit’s access to the South West Transit Corridor.

B3.3 The City zoning requirements for this proposed site require a 25 foot setback from the front of the lot (Osborne Street) and rear (transit corridor). There is no required setback from Brandon Avenue.

B3.4 For outdoor gaseous hydrogen storage installations above 35 kg, minimum clearance distances from the equipment to a number of different exposures must be maintained as per CAN/BNQ 1784-000. The following Table 1 summarizes the applicable exposures for this application and the minimum clearance distances to be maintained:

Table 1: Applicable Exposures and Minimum Clearances

| Exposure | Minimum Distance (m) |
|--|-----------------------------|
| Buildings or Structures (Sprinklered) | 1.5 |
| HVAC Inlets | 15.2 |
| Wall Openings | 7.6 |
| Aboveground Flammable and Combustible Liquids (above 3,785 Litres (L)) | 15.2 |
| Public Sidewalks and Parked Vehicles | 4.6 |

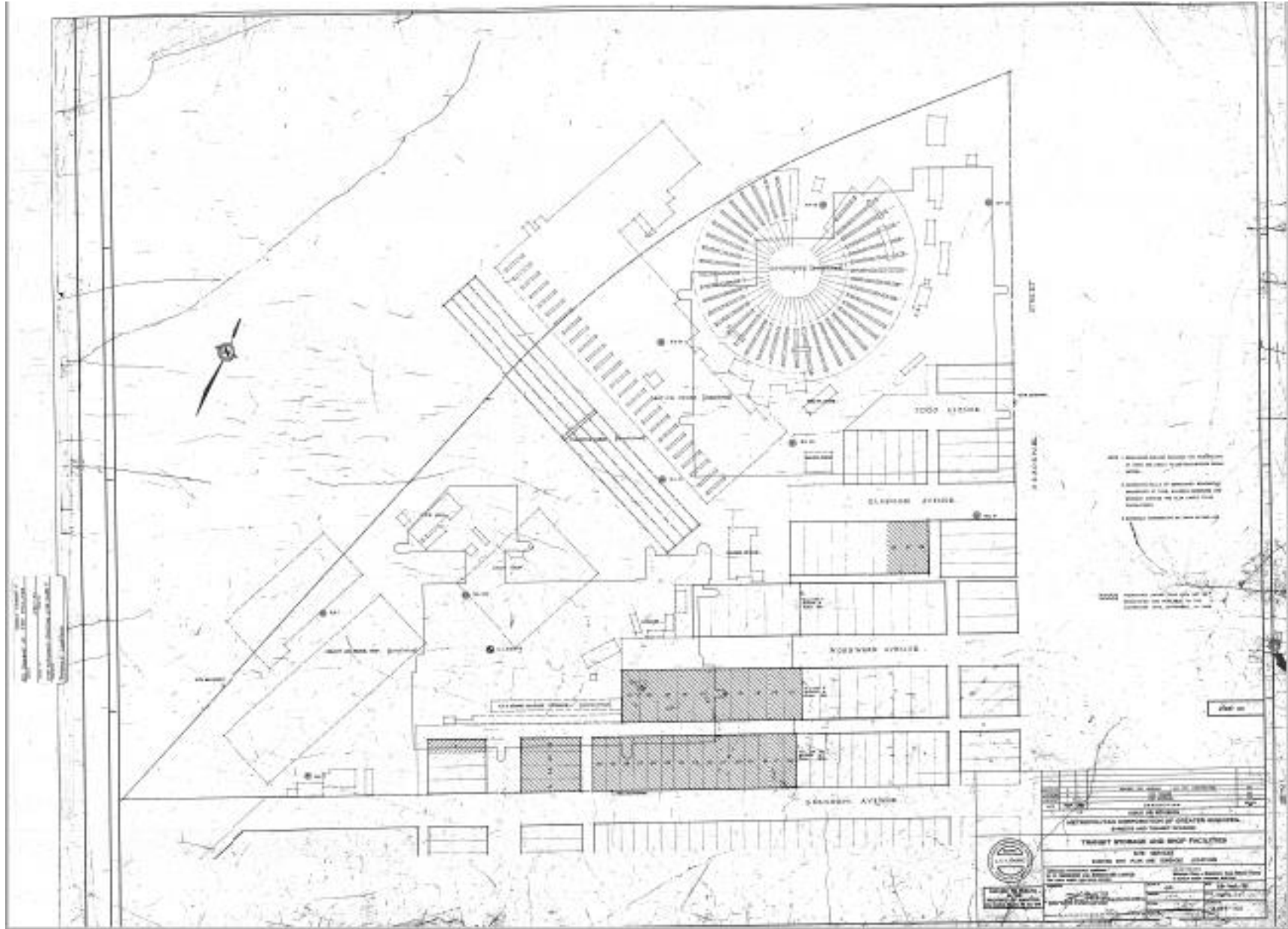
- B3.5 The proposed site is in accordance with the noted clearances related to the adjacent buildings and public sidewalks.
- B3.6 The proposed site is within an existing parking lot. Along with the parking spaces that will be removed for the physical site, additional spaces within a set zone around the proposed storage tanks will also need to be removed to adhere to the requirements of CAN/BNQ 1784-000.

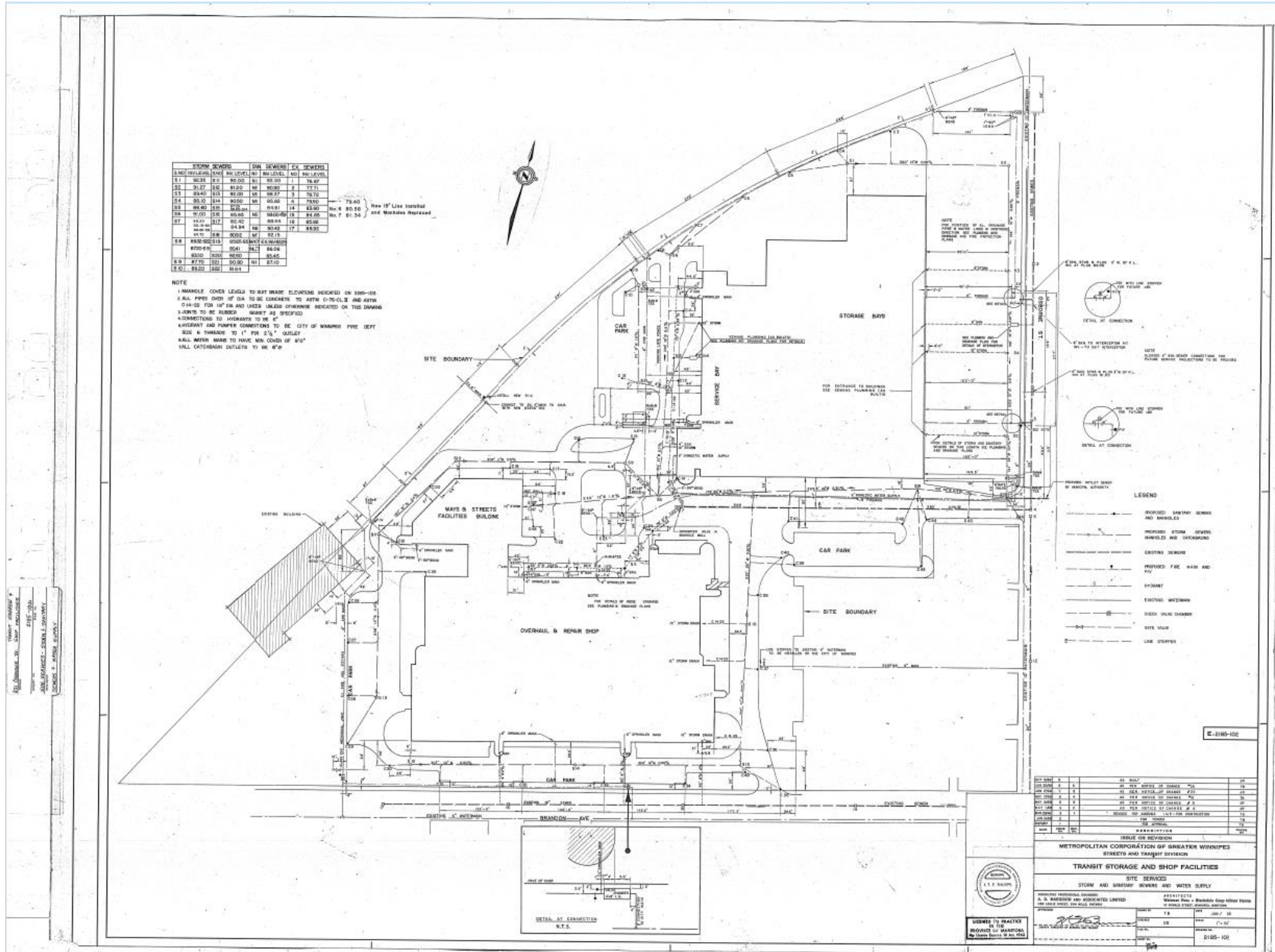
SECTION C CONSTRUCTION LANDS

- C1.1 All those portions of:

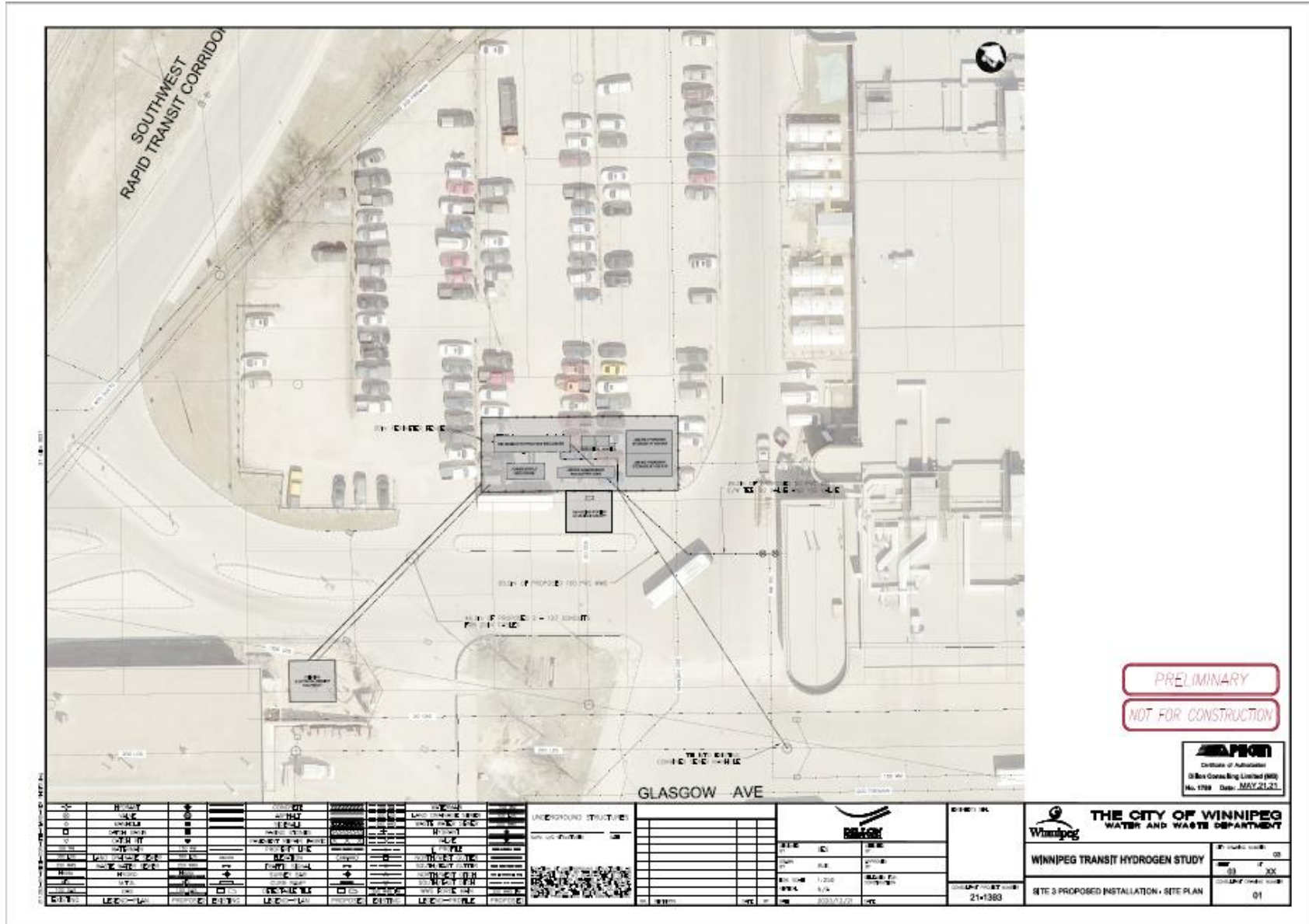
LOTS 1 TO 11, BOTH INCLUSIVE, BLOCK 9 PLAN 319 WLTO (W.DIV) IN RL 27 TO 31 PARISH OF ST BONIFACE, PARCEL 14 AND ALL THOSE PORTIONS OF PARCELS 11 AND 16 PLAN 9757 IN RL 28 TO 31 PARISH OF ST BONIFACE as shown bordered, shaded and identified as “Construction Lands” on a drawing on file in the City’s Planning, Property and Development Department as Misc. Plan No. 15918 attached hereto as SECTION F.

SECTION D SITE DRAWINGS





SECTION E HYDROGEN STATION SITE



SECTION F CONSTRUCTION LANDS

