



MINISTER
OF MUNICIPAL RELATIONS

Room 317 Legislative Building
Winnipeg, Manitoba CANADA R3C 0V8

Ms. Meagan Boles
Senior Planner
WSP Canada Group Ltd.
meagan.boles@wsp.com

JUN 01 2020

Dear Ms. Boles:

I am pleased to advise you that your application to rezone an approximately 143.0 acre parcel in the Rural Municipality of Rosser CentrePort lands, legally described as:

THE NE ¼ OF SECTION 34-11-2 EPM
EXC FIRSTLY: ALL THAT PORTION TAKEN FOR ROAD PLAN 5323 WLTO
AND SECONDLY: ALL THAT PORTION TAKEN FOR A RIGHT-OF-WAY FOR POWER
TRANSMISSION LINE PLAN 7155 WLTO

from "IPZ" Inland Port Rural Zone to "I2" Industrial General Zone is approved as shown in the attached map, subject to conditions.

The conditions are as follows:

1. That a Development Agreement be entered into with the RM of Rosser to ensure consistency with the Inland Port Special Planning Areas Regulation 48/2016 and to cover any other such matters as deemed necessary by Council. The Development Agreement will include, but not be limited to, extension of water and wastewater services, road construction costs related to the development including the access road being the responsibility of the developer, road upgrades, establishment of proposed landscaping, traffic impact study and related mitigation, drainage study and related mitigation, lot grading, and the application of the Capital Lot Levy By-law.
2. That the subdivision is redesigned to eliminate unnecessary municipal infrastructure and maintenance where possible.
3. Confirmation from Manitoba Hydro that access to the development meets Manitoba Hydro's regulatory requirements and operating standards.

4. Confirmation from Manitoba Conservation and Climate and Manitoba Infrastructure (Water Management and Structures Division) that drainage onsite will not adversely affect existing land uses and the provincial drainage system.
5. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system.
6. Confirmation from Manitoba Infrastructure that a Traffic Impact Study has been provided and any items identified have been addressed appropriately.
7. Confirmation from the City of Winnipeg that a Traffic Impact Study has been provided.
8. Confirmation from the Winnipeg Airport Authority that the developer has completed an approach survey and submitted the survey certificate to the WAA.
9. Confirmation that Easement Agreements have been entered into with Manitoba Hydro and Bell MTS.

Once all of the conditions have been met, the Inland Port Special Planning Area Regulation 48/2016 will be updated to reflect the change in zoning.

Please contact Kari Schulz, CentrePort Planner at (204) 945-2146 or kari.schulz@gov.mb.ca for more information on the requirements of each condition.

Warmest regards,



Honourable Rochelle Squires
Minister

Enclosure

- c. Diane Gray, President & CAO CentrePort
Larry Wandowich, CAO, Rural Municipality of Rosser
Eric Shaw, Manager, South Interlake Planning District
Andrew Grierson, Winnipeg Airports Authority
Alec Stuart, Manitoba Hydro
Richard Fraser, Manitoba Hydro
Property and Acquisitions, Manitoba Hydro
Bell MTS
David Hay, Manitoba Conservation and Climate
Walter Burdz, Manitoba Infrastructure
Evan Graham, Manitoba Infrastructure
Kari Schulz, Planner






SCHEDULE "A"

Attached to By-law No.2-19 of the Inland Port Special Planning Area amending Schedule B, Zoning Map 2 of the Inland Port Special Planning Area Regulation 48/2016

From: Inland Port Rural Zone
To: "I2" Industrial General Zone

**Inland Port Special Planning Area
Subdivision & Zoning Amendment**

-  Area to be Re-zoned
-  Survey Parcels
-  Municipal Boundaries



October 7, 2019

1:6,000

