



MINISTER  
OF MUNICIPAL RELATIONS

Room 317 Legislative Building  
Winnipeg, Manitoba CANADA R3C 0V8

June 14, 2022

Kari Schulz  
WSP Canada Inc.  
[Kari.Schulz@wsp.com](mailto:Kari.Schulz@wsp.com)

Dear Kari Schulz:

I am pleased to advise you that your application to rezone an area within an approximately 29.5 acre parcel in the Rural Municipality of Rosser CentrePort lands, from "IPR" Inland Port Rural zone to "I2" Industrial General zone is approved as shown in the attached map, subject to the conditions outlined below.

1. That a Development Agreement be entered into with the Rural Municipality 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:
  - Prohibit all permanent structures and allow for only those units that are temporary and moveable within the Chief Peguis Extension area.
  - Require an appropriate solid fence to be used as a noise barrier is installed by the developer (as approved by the municipality) on the rezoned property along the north boundary and planting of trees to buffer sound.

The development agreement may also include, but not be limited to: lighting pollution not affecting the house or yard site; noise not affecting the habitants during night hours using operational hours; pest control for the house associated with a container operation; prohibition of queuing of trucks offsite of this property as this roadway is not designed to queue container trucking; onsite appropriately sized queuing area identified; drainage study; adequate buffering; construction of aesthetically pleasing and sound attenuating fence/barrier; lot grading; the application of Rosser's Capital Lot Levy By-law of the development; address the use of the subject land and any existing or proposed structures; operating hours; and establishing a term with renewable options.

2. Confirmation from Rural Municipality of Rosser that the Traffic Impact Study appropriately addresses concerns raised by this application.
3. Confirmation from Manitoba Transportation and Infrastructure (Rob Crang, Technical Services Engineer: 204-945-8955 or [Rob.Crang@gov.mb.ca](mailto:Rob.Crang@gov.mb.ca)) that drainage onsite will not adversely affect the provincial highway system. The applicant may be required to submit a detailed drainage plan prepared by qualified experts.

4. Confirmation from Manitoba Transportation and Infrastructure (Karen Toews, Manager, Roadside Development: 204-794-2733 or [Karen.Toews@gov.mb.ca](mailto:Karen.Toews@gov.mb.ca)) that preliminary traffic projections and, if required, a Traffic Impact Study has been provided and any items identified have been addressed appropriately.
5. Confirmation from the City of Winnipeg (Water and Waste Department: [regionalplanning@winnipeg.ca](mailto:regionalplanning@winnipeg.ca) or 204-986-2636) that drainage into the City of Winnipeg resulting from the proposed development does not exceed the pre-development discharge rate.
6. Confirmation from Manitoba Environment, Climate and Parks (Kaitlin Sawisky, Environment Officer, Environmental Compliance and Enforcement Branch: [Kaitlin.Sawisky@gov.mb.ca](mailto:Kaitlin.Sawisky@gov.mb.ca) or 204- 914-8404) that any required licences under *The Environment Act* have been obtained.
7. Confirmation that Easement Agreements with Manitoba Hydro, Centra Gas, Shaw Communications and Bell MTS have been entered into or are not required.

This decision is final and not subject to appeal. Please submit proof of all conditions listed in this letter to the Community Planning Branch office address noted above. Once all of the conditions have been met, I will be recommending that the Inland Port Special Planning Area Regulation 48/2016 be amended to reflect the change in zoning.

Please contact Holly Ervick-Knote, Planner, at [Holly.Ervick-Knote@gov.mb.ca](mailto:Holly.Ervick-Knote@gov.mb.ca) or by phone at (204) 945-1312 or for more information on the requirements of each condition.

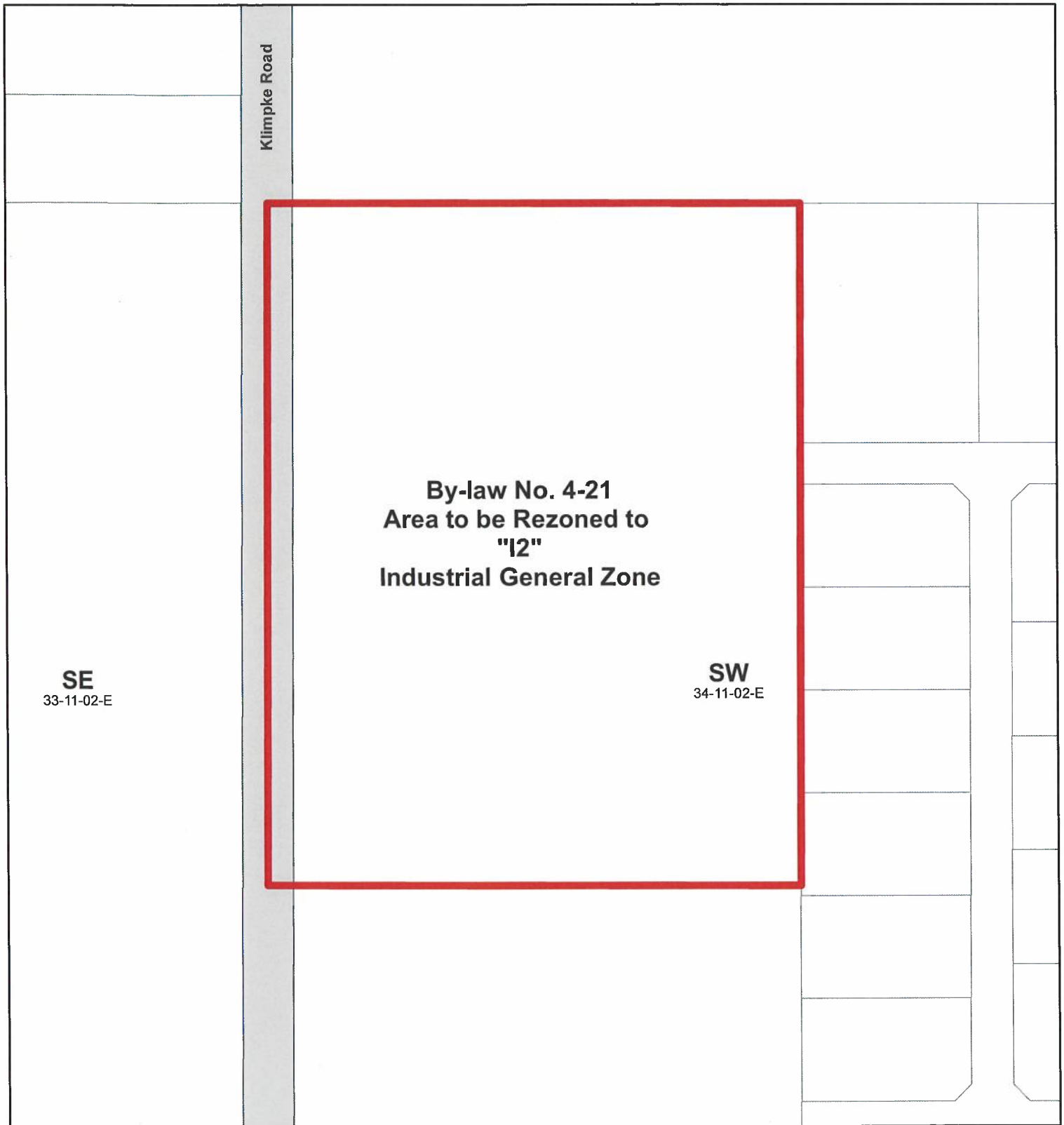
Sincerely,



Honourable Eileen Clarke  
Minister

Attachment

- c. Rural Municipality of Rosser  
South Interlake Planning District  
Manitoba Environment, Climate and Parks – Environmental Compliance and Enforcement Branch  
Manitoba Transportation and Infrastructure – Drainage  
Manitoba Transportation and Infrastructure – Roadside Development  
Manitoba Hydro and Centra Gas  
Bell MTS  
Shaw Communications  
City of Winnipeg – Water and Waste Department



**SCHEDULE "A"**

Attached to By-law No. 4-21  
of the Inland Port Special Planning Area  
amending Schedule B, Zoning Map 2 of  
the Inland Port Special Planning Area  
Regulation 48/2016

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

**Inland Port Special Planning Area  
Zoning Amendment**

Date: February 3, 2022

-  Proposed zoning amendment
-  Assessment Parcels

