



Municipal Relations

Inland Port Special Planning Area
Community and Regional Planning Branch
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March 12, 2021

**INLAND PORT SPECIAL PLANNING AREA
ZONING MEMORANDUM**

RE:

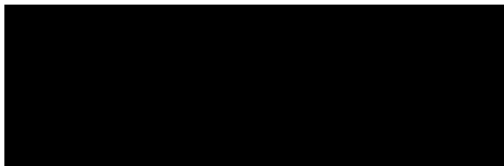
**LOTS 1, 2, 3, 4 AND 5 PLAN 64621 WLTO
IN SE ¼ 34-11-2 EPM
IN THE RURAL MUNICIPALITY OF ROSSER
CT 3098759/1**

The above noted parcels are zoned "I2" Industrial General Zone according to the [Inland Port Special Planning Area Regulation 48/2016 \(Schedule B – Zoning By-law\)](#). Land uses within this zone are to be generally oriented towards industrial uses, including manufacturing and distribution uses with substantial large cargo truck activity and high cube warehouses.

The intent is to create a warehouse and distribution facility for agricultural products, including items such as fertilizers, pesticides, insecticides and soils. The proposed industrial development is permitted within the "I2" Industrial General Zone. Minimum parking requirements are one (1) parking stall for every three (3) employees.

Please note that the Zoning By-law has Performance Standards (Table 4 attached) that have to be met.

If anything else is required, please let me know.



Kari Schulz
Planner

TABLE 4 – PERFORMANCE STANDARDS	
<i>I1 = Industrial Centre Zone I2 = Industrial General Zone I3 = Industrial Heavy Zone</i>	
NUISANCE	STANDARDS
Air Pollution	No air pollution or smoke shall be produced which is in violation of the requirements of the <i>Canadian Ambient Air Quality Standards</i> .
Dust, Dirt or Particulate Matter	No discharge into the air of any dust, dirt or particulate matter shall occur from any activity or from any products stored on the <i>Zoning Site</i> that is discernible without instruments at: I1: A <i>Lot</i> line of the <i>Zoning Site</i> ; I2: A <i>Lot</i> line of the <i>Zoning Site</i> ; or I3: A <i>Lot</i> line <i>Abutting</i> a Residential Zone.
Electrical Disturbance	No activity shall cause electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
Glare or Heat	No direct or sky-reflected glare or heat shall be produced in quantities which are discernible without instruments at: I1: A <i>Lot</i> line of the <i>Zoning Site</i> ; I2: A <i>Lot</i> line of the <i>Zoning Site</i> ; or I3: A <i>Lot</i> line <i>Abutting</i> a Residential Zone.
Inflammable or Explosive Materials	No inflammable or explosive materials shall be produced, used, stored or handled unless adequately safe-guarded, as approved by the Municipal Fire Department, against hazards of explosion.
Liquid Contaminants	No discharge of liquid contaminants or materials of such nature or temperature which contaminates any water supply, interferes with bacterial processes and sewage treatment or in any way causes the emission of dangerous or offensive materials shall occur into any public sewer, private sewage disposal system, stream or into the ground.
Noise or Vibration	No noise or vibration, other than related to transportation activities and temporary <i>Construction</i> work shall be produced in quantities which are discernible without instruments at: I1: A <i>Lot</i> line of the <i>Zoning Site</i> ; I2: A <i>Lot</i> line <i>Abutting</i> a non-industrial land use; or I3: A <i>Lot</i> line <i>Abutting</i> a Residential Zone. Where noise attenuation is required within a Provincial Highway or Road Control Area, application shall be made by the <i>Owner</i> to Manitoba Highway Traffic Board or to Manitoba Infrastructure and Transportation respectively.
Odorous Gases	No emission of any odorous gases or matter shall be produced in quantities which are discernible without instruments at: I1: A <i>Lot</i> line of the <i>Zoning Site</i> ; I2: A <i>Lot</i> line of the <i>Zoning Site</i> ; or I3: A <i>Lot</i> line <i>Abutting</i> a Residential Zone.
Radioactivity	No activity, including storage or dumping, shall result in the emission of radioactivity in any amount.