



**MINISTER
OF MUNICIPAL RELATIONS**

Room 317
Legislative Building
Winnipeg, Manitoba CANADA
R3C 0V8

OCT 17 2018

Ms. Meagan Boles
Senior Planner
WSP Canada Group Limited
Meagan.Boles@wsp.com

Dear Ms. Boles:

I am pleased to advise you that your application to rezone +/- 33.5 acres of Pt. Parcel F Plan 50401 within the NE ¼ 20-11-2E, located in the Rural Municipality of Rosser, from "IPZ" Inland Port Rural Zone to "I3" Industrial Heavy Zone is approved with conditions. The conditions are as follows:

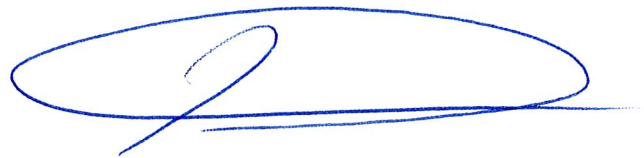
1. Confirmation that a Development Agreement has been entered into with the Rural Municipality of Rosser to ensure consistency with the Inland Port Special Planning Area Regulation 48/2016 and to address any other such matters as deemed necessary by Council. The Development Agreement will include, but not be limited to, extension of water and wastewater services, road upgrades, establishment of proposed landscaping, traffic impact study, drainage study, lot grading, and the application of Rosser's Capital Lot Levy By-law.
2. That the developer submits their proposal to the satisfaction of the Department, that meets the minimum of five Sustainable Development Measures outlined in the zoning provisions of Inland Port Special Planning Area Regulation 48/2016.
3. Confirmation from Manitoba Infrastructure that an access permit has been obtained. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system.
4. Confirmation from Manitoba Infrastructure that a Traffic Impact Study has been provided and any items identified have been addressed appropriately.
5. Confirmation from the Winnipeg Airport Authority that the developer has completed an approach survey and submitted the survey certificate to the WAA.
6. Confirmation that an Easement Agreement has been entered into with Manitoba Hydro.

Please note: Due to the proximity of this application to the proposed CentrePort Canada Rail Park, it is recommended that the proponent review the location of the proposed access onto Provincial Road 221 with Diane Gray, President and CEO of CentrePort Canada Inc., at 204-784-1303, to ensure that the access points to the proposed developments are aligned.

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

Kari Schulz, CentrePort Planner, will be following up to provide you with more information on the requirements of each condition.

Sincerely,



Honourable Jeff Wharton
Minister

- c. Diane Grey, President & CAO Centreport
- Larry Wandowich, CAO, Rural Municipality of Rosser
- Walter Burdz, Manitoba Infrastructure
- Andrew Grierson, Winnipeg Airport Authority
- Property and Acquisitions, Manitoba Hydro
- Grant Melnychuk
- Kari Schulz