



**Minister of Municipal and Northern Relations
Minister of Indigenous Economic Development**

Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

Conditional Approval

January 26, 2024

File No.: **13-2-172-2023-0001**

Kari Schulz (WSP Canada Inc.)
1600 Buffalo Place
Winnipeg, MB R3T 6B8

Dear Kari Schulz:

Re: **Zoning By-law Amendment Application**
Pt. NW ¼ 21-11-2 EPM and Pt. SW ¼ 21-11-2 EPM
Rural Municipality of Rosser
Registered Owner(s): SCC Property Ltd.

I am pleased to advise you that your application to rezone an approximately ± 184 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. Submit written confirmation that a Development Agreement be entered into with the Rural Municipality of Rosser to cover any such matters as deemed necessary by Council. The Development Agreement may include, but not be limited to, extension of water and wastewater services, road upgrades, establishment of proposed landscaping including required street trees related to new road, traffic impact study, drainage study, lot grading, and the application of the Capital Lot Levy By-law. **Contact:** *Larry Wandowich, Chief Administrative Officer, Rural Municipality of Rosser:* cao@rmofrosser.com.

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 (InlandPortSPA@gov.mb.ca). 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.

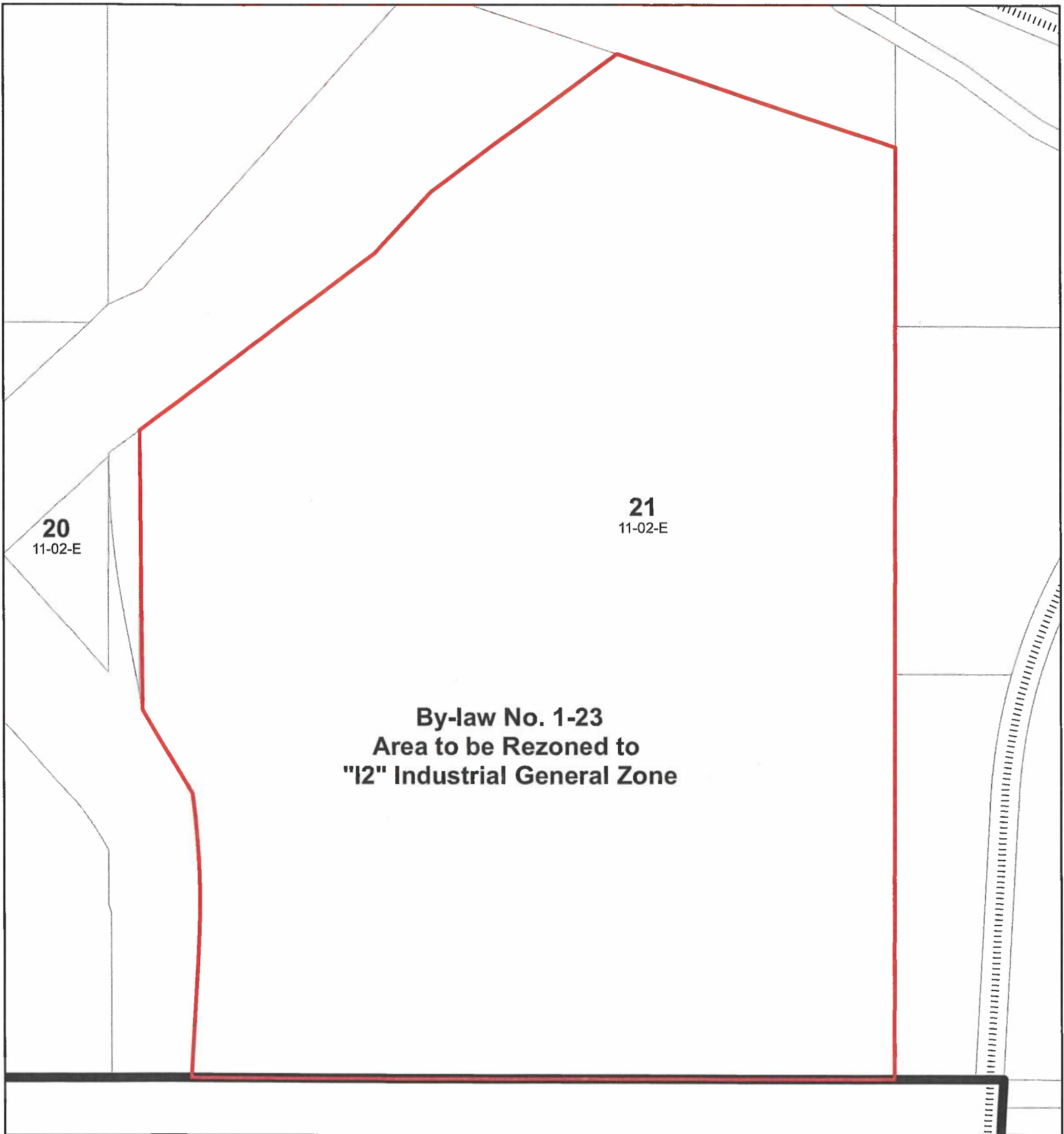
Please contact the Community Planning Branch 204-945-2150 or InlandPortSPA@gov.mb.ca for more information on the requirements of each condition.

Sincerely,

Honourable Ian Bushie
Minister, Municipal and Northern Relations

Attachment

cc: Rural Municipality of Rosser
South Interlake Planning District



**By-law No. 1-23
Area to be Rezoned to
"I2" Industrial General Zone**

SCHEDULE "A"

**Inland Port Special Planning Area
Zoning Amendment**

Attached to By-law No. 1-23
of the Inland Port Special Planning Area
amending Schedule B, Zoning Map 2 of
the Inland Port Special Planning Area
Regulation 48/2016

Date: August 24, 2023

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

