



**MINISTER  
OF MUNICIPAL RELATIONS**

Room 317  
Legislative Building  
Winnipeg, Manitoba CANADA  
R3C 0V8

July 20, 2021

Ms. Meagan Boles  
WSP Canada Group Ltd.  
[meagan.boles@wsp.com](mailto:meagan.boles@wsp.com)

Dear Ms. Boles:

I am pleased to advise you that your application to rezone an area of approximately 589 acres in the Rural Municipality of Rosser CentrePort lands, from "IPZ" Inland Port Rural Zone to "I3" Industrial Heavy Zone is approved as shown in the attached map, subject to the conditions outlined below.

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 ensure the aggregate extraction operation meets the standards of the Quarry Operations By-law No. 8-15, as well as the conditions of the consent agreement and recent Municipal Board decision (see attached for details). The development agreement may also include, but not be limited to, the following conditions to be addressed: road upgrades (including potential improvements to Mollard Road), an updated Traffic Impact Study and potential improvements to the intersection at Mollard Road and Brookside Boulevard, decreased land value compensation, establishment of proposed landscaping, drainage study, a Water and Resource Management Plan, a Rehabilitation Plan, lot grading, lighting, and the application of the Capital Lot Levy By-law.
2. That the Inland Port Special Planning Area Regulation 48/2016 is amended to rezone the affected parcels to "I3" Industrial Heavy.
3. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system.

4. Confirmation from Manitoba Infrastructure that an updated Traffic Impact Study has been provided and any items identified have been addressed appropriately.
5. Confirmation from Manitoba Conservation and Climate that a Drainage Plan has been provided and any items identified have been addressed appropriately.
6. Confirmation from the Winnipeg Airports Authority that the developer has completed an approach survey and submitted the survey certificate to the WAA.
7. Confirmation from the Winnipeg Airports Authority that a Water Management Plan has been completed.
8. Confirmation from the Winnipeg Airports Authority that a Wildlife Management Plan has been completed.
9. Confirmation from the Winnipeg Airports Authority that a Rehabilitation Plan has been completed.
10. Confirmation from the City of Winnipeg that an updated Traffic Impact Study has been provided.
11. That the applicant obtain a variance to reduce the Sustainability Measures requirement.

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 Fernando Velarde Trejo, Planner at (431) 335-6131 or [inlandportspa@gov.mb.ca](mailto:inlandportspa@gov.mb.ca) for more information on the requirements of each condition.

Sincerely,



Honourable Derek Johnson  
Minister

#### Enclosures

- c. Honourable Jon Reyes, Minister of Economic Development and Jobs  
Fernando Velarde Trejo, Planner



**SCHEDULE "A"**

**Inland Port Special Planning Area  
Zoning Amendment**

Attached to By-law No.3-20  
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: "I3" Industrial Heavy Zone

December 10, 2020

1:15,000

-  Area to be Re-zoned
-  Survey Parcels
-  Inland Port Area



**Manitoba**   
Municipal Relations  
Community Planning