



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

Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

Conditional Approval

Expiry Date: October 10, 2026

Date October 10, 2024

File No.: 13-2-172-2024-0001 (Zoning By-law Amendment No. 1-24)

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

Dear Kari:

Re: Zoning By-law Amendment Application (By-law No. 1-24)
Lot 2 Plan 71903 WLTO and Lot 2 and 3 Plan 72341 WLTO in Section 20-11-2 EPM
in the Rural Municipality of Rosser
Registered Owner(s): 10073026 Manitoba Ltd.

Please be advised that as per Special Planning Regulation S. 16(1)(a), the proposed Zoning By-law No. 1-24 will be amended such that only proposed Lot 3, approximately a 10-acre parcel in the Rural Municipality of Rosser CentrePort lands, be rezoned from "I3" Industrial Heavy Zone to "I2" Industrial General Zone, subject to the condition outlined below:

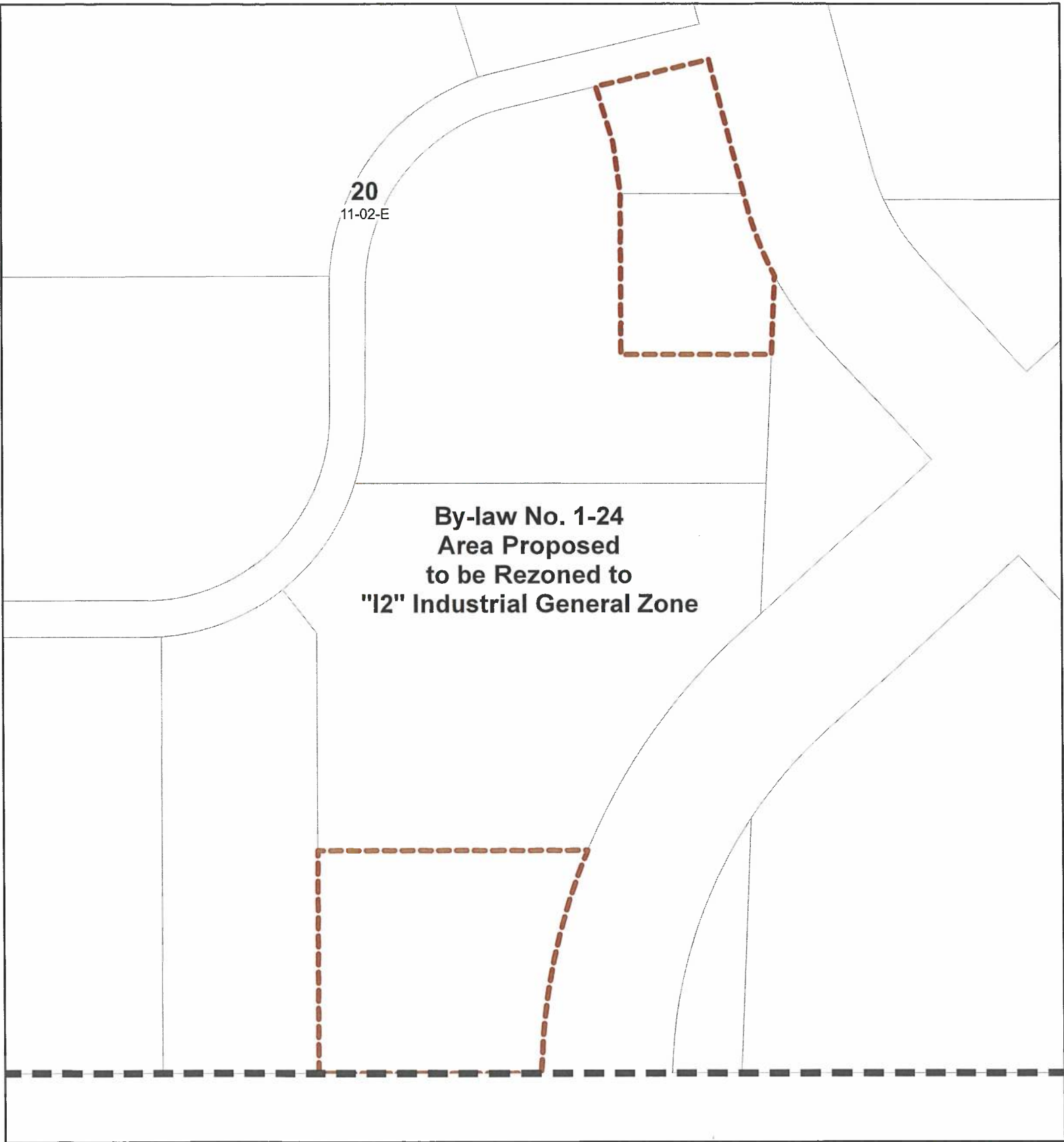
1. Submit written confirmation that a Development Agreement has been entered into with the RM of Rosser to cover any other such matters as deemed necessary by Council. The Development Agreement may include, but not be limited to, extension of water and wastewater services, road upgrades, establishment of proposed landscaping including street trees related to the 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 this letter.

Sincerely,

Honourable Ian Bushie
Minister



**By-law No. 1-24
Area Proposed
to be Rezoned to
"I2" Industrial General Zone**

20
11-02-E

By-law Map

Attached to By-law No. 1-24
of the Inland Port Special Planning Area
amending Schedule B, Zoning Map 2 of
the Inland Port Special Planning Area
Regulation 48/2016

**Inland Port Special Planning Area
Proposed Zoning Amendment**

 Affected Area

May 22, 2024

From: "I3" Industrial Heavy Zone
To: "I2" Industrial General Zone