



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

Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

**Conditional Approval
Expiry Date: September 11, 2026**

September 25, 2024

File No.: 13-2-172-2024-0002 (Zoning By-law Amendment No. 2-24)

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

Re: Zoning By-law Amendment Application (By-law No. 2-24)
Pt. Parcel E Plan 50401 WLTO in Section 20 and NW ¼ 21-11-2 EPM
in the Rural Municipality of Rosser
Registered Owner(s): 7384859 Manitoba Ltd.

I am pleased to advise you that your application (By-law No2-24) to rezone an approximately 41.13 acres 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 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.

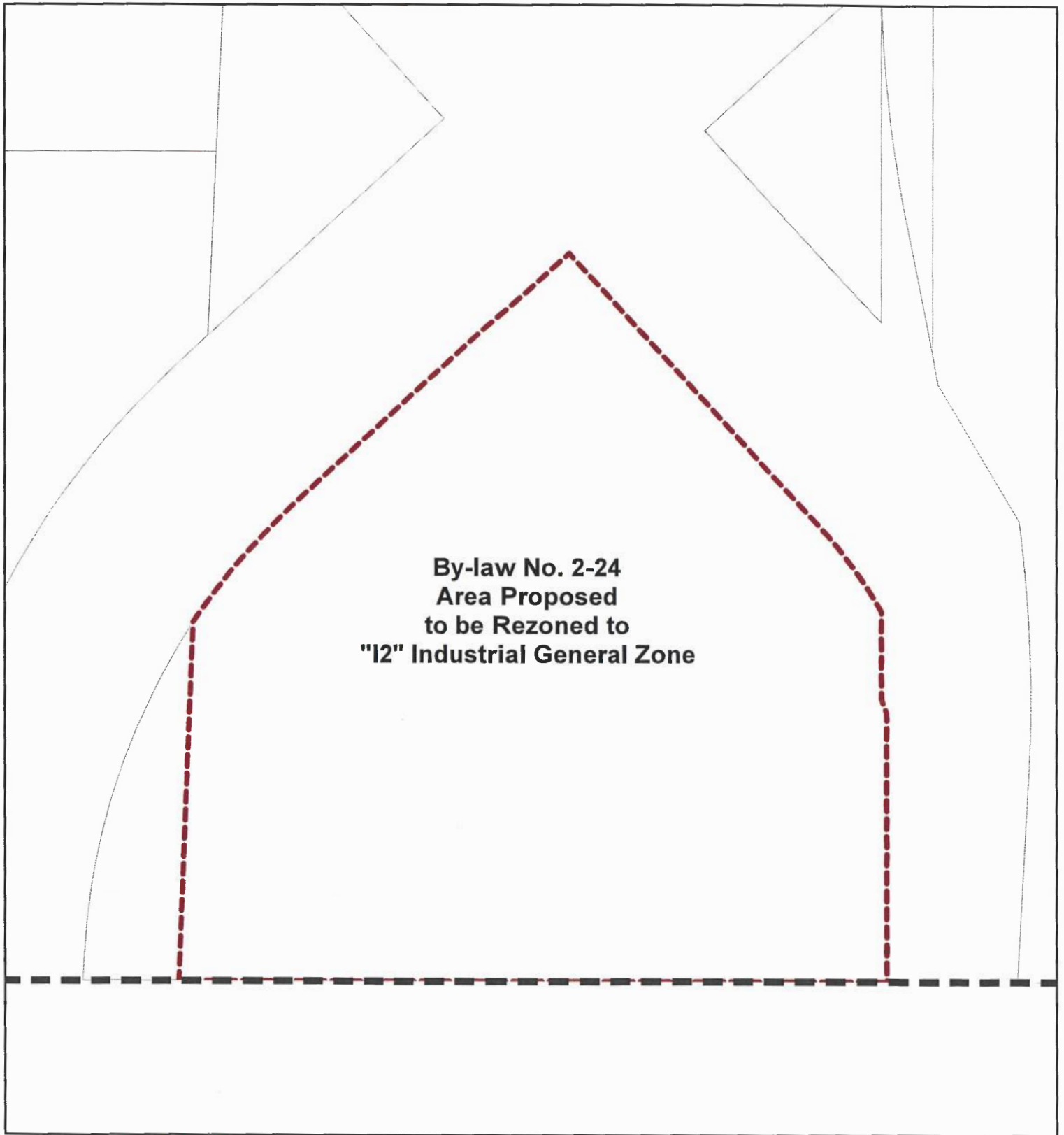
Please contact the Community Planning Branch (204) 945-2150 or InlandPortSPA@gov.mb.ca for more information on the requirements of each condition.

Sincerely,

Honorable Ian Bushie
Minister, Municipal & Northern Relations

Attachment

cc: Rural Municipality of Rosser
South Interlake Planning District
Kari Schulz, WSP Canada Inc.
Jas Kalar, Exemplar Developments



By-law Map

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

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

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

 Affected Area

Date: May 15, 2024

