



**MINISTER
OF INDIGENOUS AND MUNICIPAL RELATIONS**

Room 301
Legislative Building
Winnipeg, Manitoba CANADA
R3C 0V8

JUN 24 2016

Ms. Diane Gray
President and CEO
CentrePort Canada Inc.
Suite 100 - 259 Portage Avenue
Winnipeg MB R3B 2A9

Dear Ms. Gray:

I am pleased to advise you that your application to rezone +/- 32.78 acres of part of Sections 20, 21, 29 and 30-11-2E from Inland Port Rural Zone to "I3" Industrial Heavy Zone to establish a heavy industrial use, being a high through-put grain elevator, bean processing (sorting) facility and associated rail infrastructure for BroadGrain Commodities is approved with conditions. The conditions are as follows:

1. Confirmation that an easement has been obtained and an Easement Agreement has been entered into with MTS Inc.
2. Confirmation from Manitoba Sustainable Development's Environmental Approvals Branch that a licence under *The Environment Act* has either been obtained or is not required.
3. That the Development Agreement being entered into for the subdivision also reflect the requirement for perimeter trees (landscaping) to define the street while accommodating the needs and safety requirements of large vehicles. This only applies to the building site and alongside PR 221 (Rosser Road).
4. Confirmation that the westerly access to the building site is moved to meet the parking access setback of 60 feet from the corner of the lot.
5. That the developer submits their proposal to meet the minimum of five Sustainable Development Measures outlined in the Zoning By-law.

6. Provide evidence that a natural resource plan has been provided to address where the rail line crosses Omand's Creek.

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.

Meagan Boles, Senior Planner will be following up with you to provide you with more information on the requirements of each condition.

Sincerely,



Honourable Eileen Clarke
Minister

c. Meagan Boles