



**MINISTER  
OF INDIGENOUS AND MUNICIPAL RELATIONS**

Room 301  
Legislative Building  
Winnipeg, Manitoba CANADA  
R3C 0V8

JUL 20 2016

Mr. Derrick Weiss  
c/o Derrick's Sandblasting  
Box 70 Grp. 200 RR2  
Winnipeg MB R3C 2E6

Dear Mr. Weiss:

I am pleased to advise you that your application to rezone +/- 2.41 acres of part of Sections 28-11-2E from Inland Port Rural Zone to "I2" Industrial General Zone to establish parking for highway tractors, trailers, roll off garbage bins and a service shop is approved with conditions. The conditions are as follows:

1. That a site plan be provided by the proponent, and approved by the Senior Planner, CentrePort, that illustrates:
  - a) Outdoor parking areas, to be limited to a maximum site coverage of 40% and oriented towards the rear of the property;
  - b) Lot edge buffering of the property as detailed in Option 2 of Section 25.2 of Schedule B of the Inland Port Special Planning Area Regulation 48/2016.
2. That a Development Agreement be entered into with the RM of Rosser that will address, but not be limited to, drainage, lot grading, approach upgrades, road maintenance such as dust control and the application of the Capital Lot Levy By-law. The Development Agreement will also:
  - a) Address the removal of the existing residence;
  - b) Prohibit the establishment of any new structures on site;
  - c) Restrict outdoor parking areas to a maximum site coverage of 40% and orient the outdoor parking areas towards the rear of the property (both as per the approved site plan); and

- d) Address the establishment of lot edge buffering of the property as detailed in Option 2 of Section 25.2 of Schedule B of the Inland Port Special Planning Area Regulation 48/2016 and as approved in the site plan.

*Note: Restrictions on the establishment of any new structures on site and outdoor parking areas shall survive until such time as CentrePort Canada Way is established in the area.*

3. That the two existing titles have been consolidated to a single title.
4. That the existing buildings meet the zoning requirements, and if they do not, that a variance has been obtained.
5. That the developer submits their proposal to meet the minimum of five Sustainable Development Measures outlined in the Zoning By-law. If the Sustainable Development Measures cannot be met, a variance has to be obtained.

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,

Original Signed By  
Eileen Clarke

Honourable Eileen Clarke  
Minister

c. Meagan Boles