



**MINISTER
OF INDIGENOUS AND MUNICIPAL RELATIONS**

Room 301
Legislative Building
Winnipeg, Manitoba CANADA
R3C 0V8

AUG 09 2016

Mr. Tom Janzen
c/o Scatliff + Miller + Murray
Suite 1120, 11th Floor, 201 Portage Avenue
Winnipeg MB R3B 3K6

Dear Mr. Janzen:

I am pleased to advise you that your application to rezone +/- 20.06 acres of part of the SE ¼ of Section 33-11-2E from Inland Port Rural Zone to "I2" Industrial General Zone to establish a new corporate headquarters for Maple Leaf Construction Ltd., including a combined office building and indoor equipment storage/shop and a separate outbuilding is approved with conditions. There are no additional conditions specific to the re-zoning, other than those that were detailed in the conditional approval of the related subdivision application, which were as follows:

1. That the applicant/owner enter into a development agreement with 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 include, but not be limited to, extension of sewer and water services, road upgrades, establishment of proposed landscaping, a traffic impact study and application of the Capital Lot Levy By-law.
2. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system.
3. Confirmation from Manitoba Infrastructure that a Traffic Impact Study has been provided and any items identified have been addressed appropriately.
4. Confirmation from Manitoba Infrastructure, the Rural Municipality (RM) of Rosser and the City of Winnipeg that appropriate right-of-way has been obtained for the future extension of CentrePort Canada Way and any required intersection improvements at Klimpke Road/Farmer Road and Klimpke Road (CCW)/Chief Peguis Trail.
5. Confirmation that an Easement Agreement has been entered into with Manitoba Hydro.

6. Confirmation that an Easement Agreement has been entered into with MTS Inc.
7. That the developer submits a revised site plan illustrating how any additional right-of-way requirements may be accommodated and to illustrate how additional landscaping or a site design that helps create an appealing environment for the Active Transportation facility will be accommodated.
8. That the developer submits their proposal to meet the minimum of five Sustainable Development Measures outlined in the Zoning By-law.
9. That a heritage resource impact assessment (HRIA) has been completed and that any mitigation, if necessary, has been addressed.

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. David Neufeld
Meagan Boles